



ARCHITECTURE DEPARTMENT

MASTER OF ARCHITECTURE PROGRAMME

CHINESE UNIVERSITY OF HONG KONG

2005-2006

DESIGN REPORT

A STUDY OF MUNICIPAL COMPLEX

LUI Hung Wai Keith

May 2006

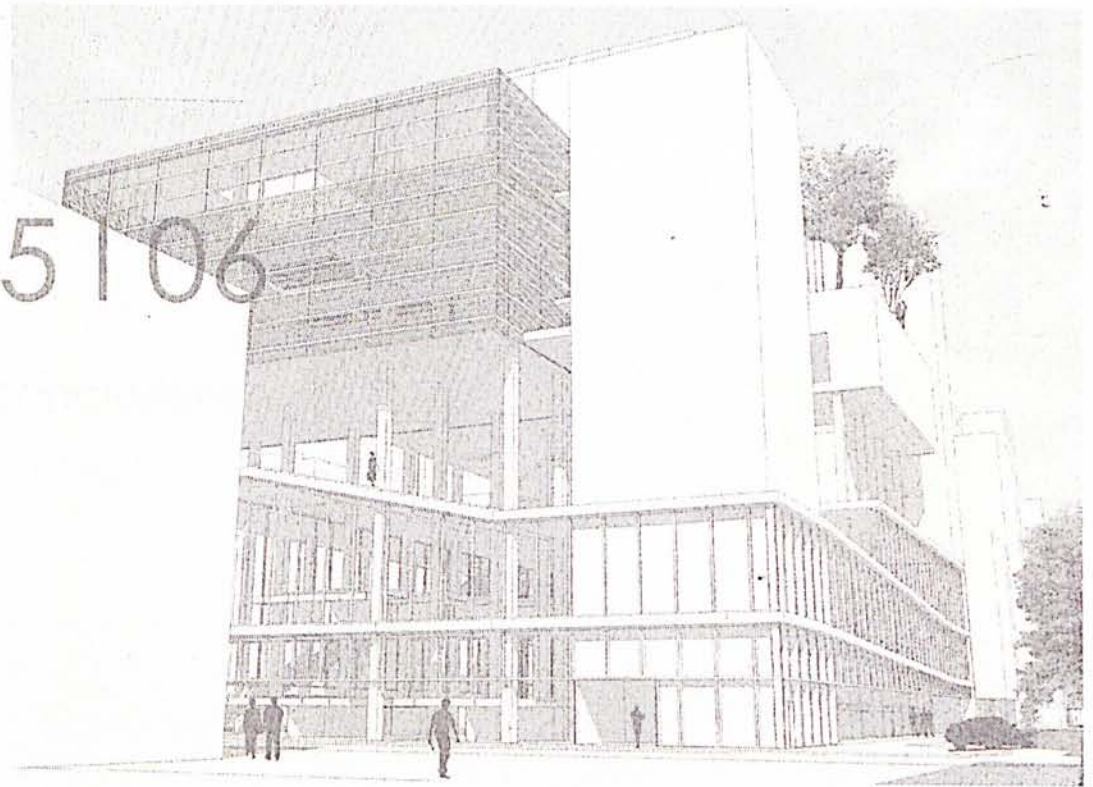


Thesis Report 05106

LUI Hung Wai, Keith 04340760

Tectonics Studio

Advised by Prof. GU Daqing



The Content

- > thesis statement
- > research studies + conclusions
- > the project
- > the final design

A Study of Municipal Complex

Introductions

Market and municipal complexes are important structures for the public, which serve the daily needs of citizens. Since last century 80s, the Government started to relocate the street markets and outdoor food bazaars into indoor space. Municipal complexes have been built to accommodate different communal facilities, such as library, market, food court, indoor game hall, theatres as well as government offices.

The function of municipal complexes varies, from the simplest one with just a market to the most complicated one accommodating 6-7 functions. Its functions and architectural styles also change with time. The oldest ones like Luen Wo Market and Wanchai Market are with simple concrete constructions and paint finishes while the newest ones, like TaiPo Complex are similar to commercial towers that cladded with curtain walls.

Intentions

Municipal services complex as a unique solution of accommodating services provided by the Government in the high desity and land-scared context of Hong Kong. Therefore, to get an understanding of the existing complex is essential. However, it is belived that there should still be problems spatially and architecturally which has not been adressed yet. Hence, through the studies of such complexes, some problems may be found and solutions are then figured out, which willll be menifested in the design of a new municipal services complex.

Approaches

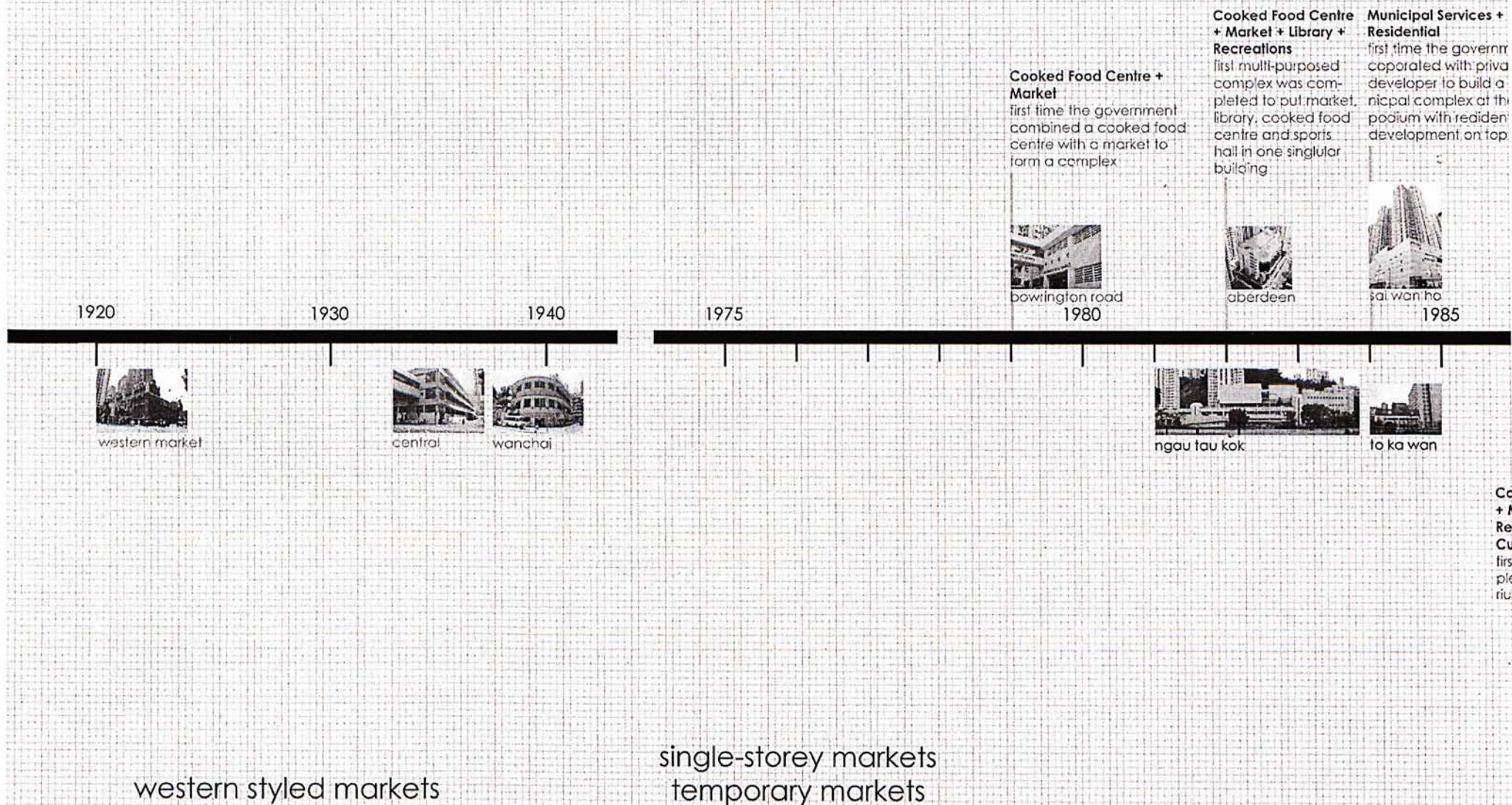
The spatial qualities and atmosphere of each function would be investigated. The history of spatial relationship to each other will be studied. The following researches will be taken:

1. Studies of the existing municipal complexes and find out the typology of structure, form and spatial organizations; as well as their trend of development.
2. Study of the history of Hong Kong street market, library and outdoor food bazaar.
3. Case study of mixed-use buildings.

The Studies

> **history**

- > functional arrangement
- > site conditions
- > internal organizations
- > spcaes
- > conclusions



kowloon

hongkong island

the new territories
& outlying islands

New Recreation Facilities

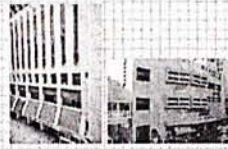
New kind of recreation facilities are added, such as indoor bowling green



cheung chau



yeung uk road



shek long electric road
tsui



wong nai chung



ping chau



lockhart road



quarry bay



sheung wan



java road



smitfield road



ap lei chau



tsing yi



chai wan



shek wu hui



tai po

1990

1995

2000

2005



ngau chi wan



choi hung road



kowloon city



fa yuen street



kwun chung



shui wo street



po on road



pei ho street



hung hom



un chau street



sam ka tsuen



tai kok tsui

multi-functional municipal services complexes

The Studies

- > history
- > **functional arrangement**
- > site conditions
- > internal organizations
- > spaces
- > conclusions



1980

1985

ABERDEEN

NGAU TAU KOK

TO KWA WAN

SAI WAN HO

NGAU CHI WAN

CHOI HUNG
RD.

LOCKHART RD.

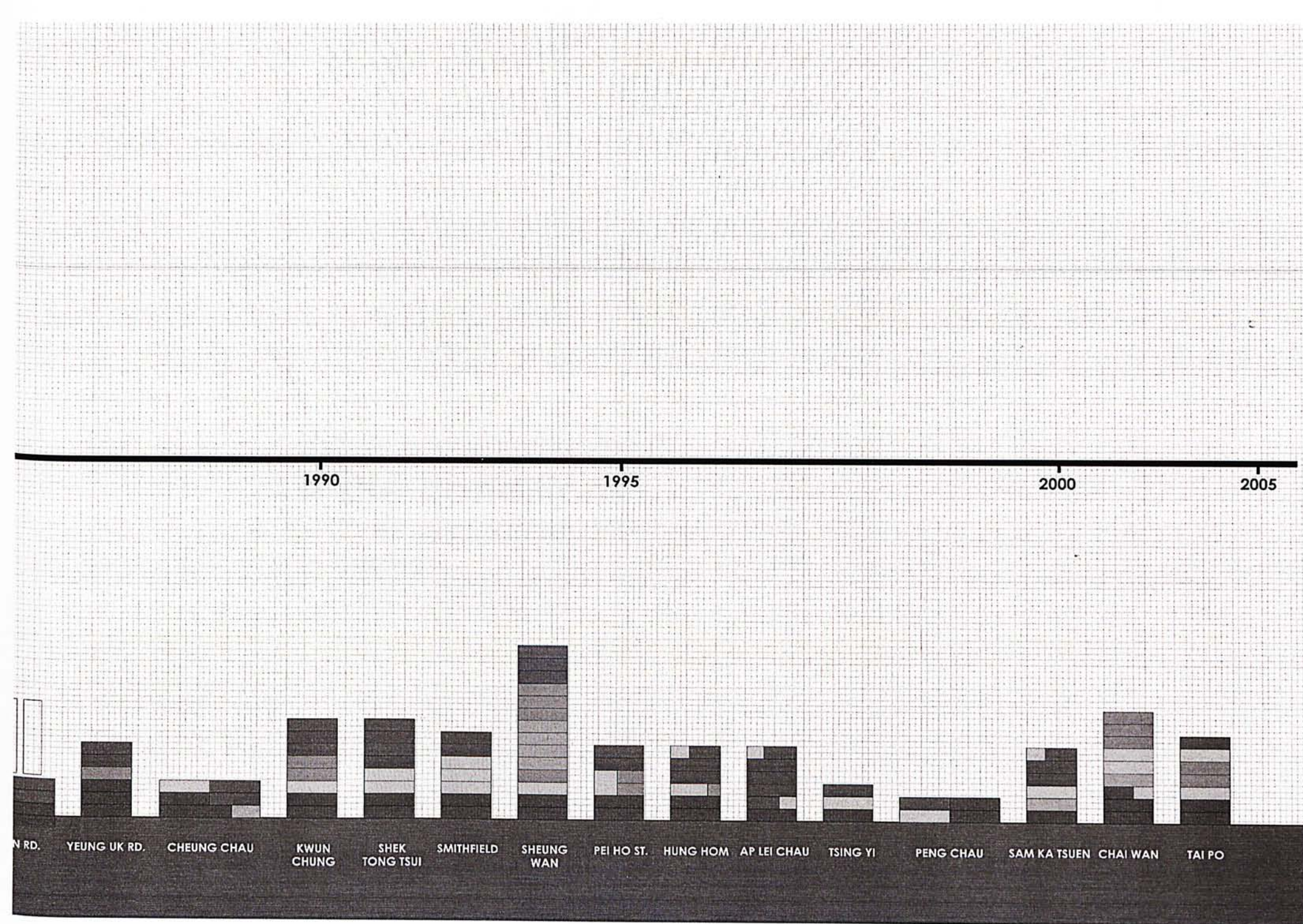
KOWLOON CITY

FA YUEN ST.

QUARRY BAY

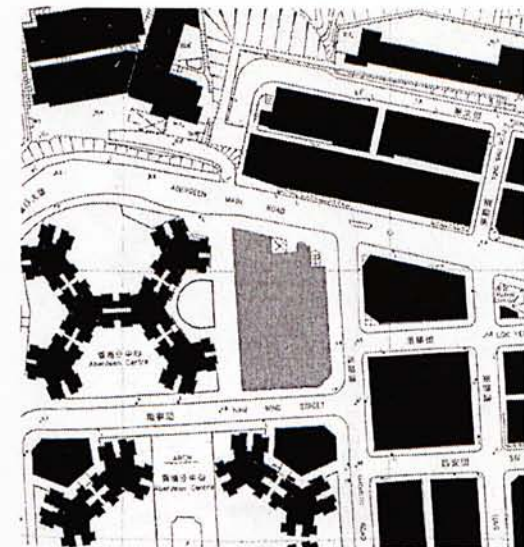
SHUI WO ST.

PO O

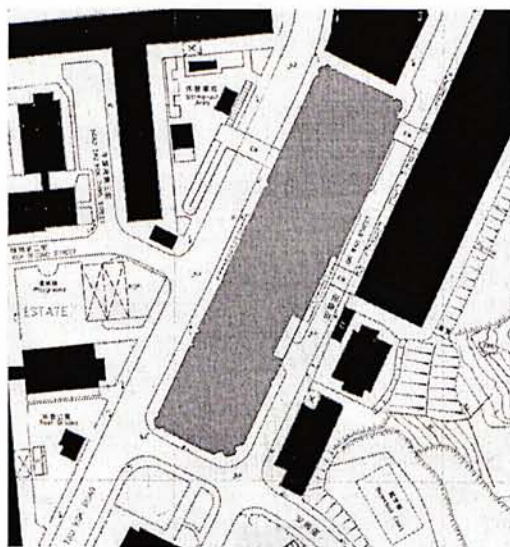


The Studies

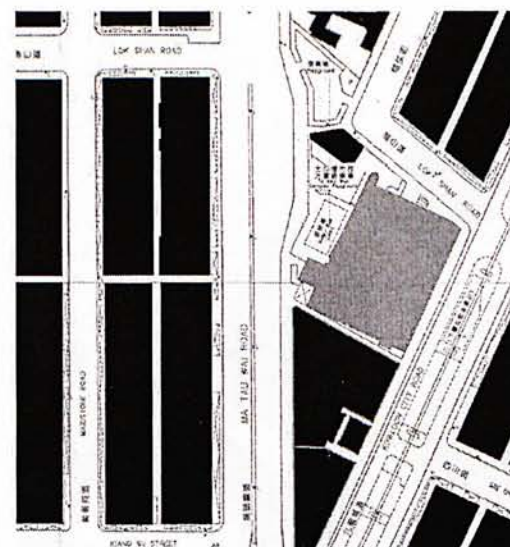
- > history
- > functional arrangement
- > **site conditions**
- > internal organizations
- > spaces
- > conclusions



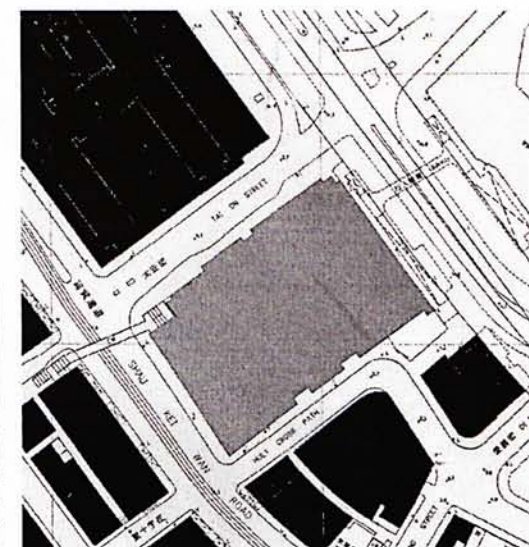
ABERDEEN
1866 m2



NGAU TAU KOK
4912 m2

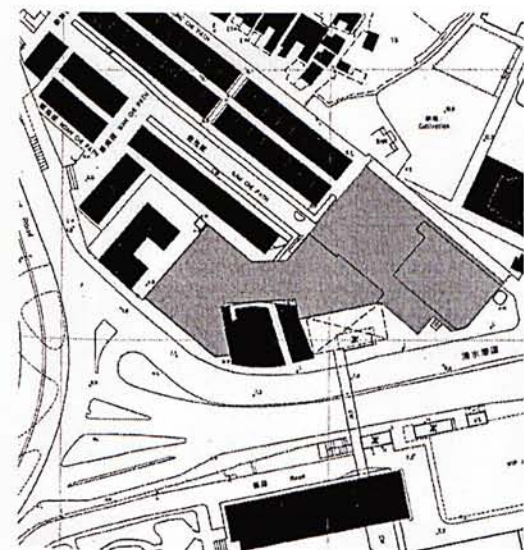


TO KWA WAN
2142 m2

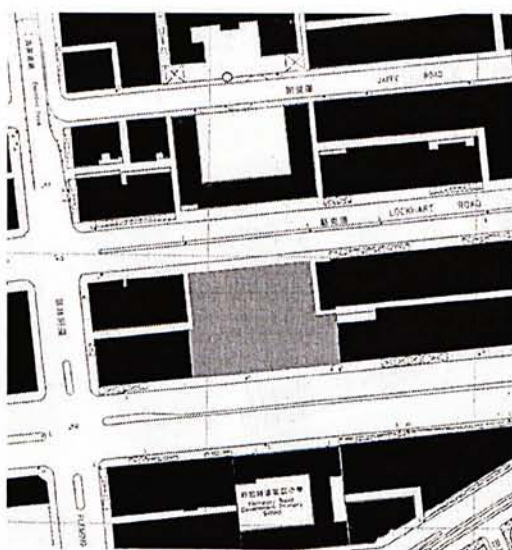


SAI WAN HO
5623 m2

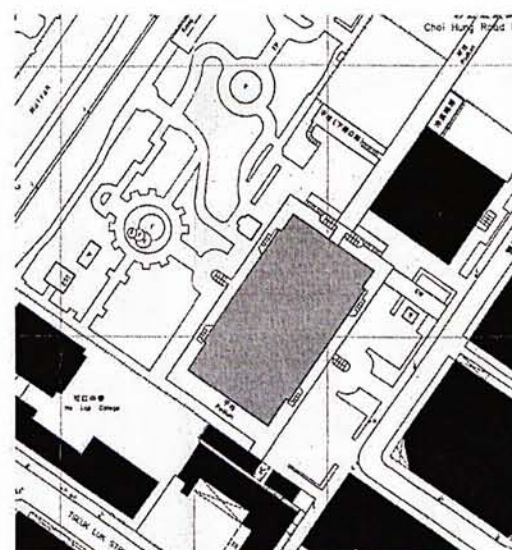




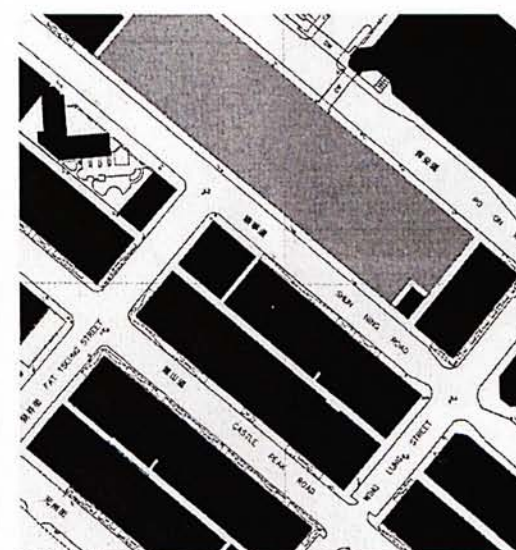
NGAU CHI WAN
4292 m2



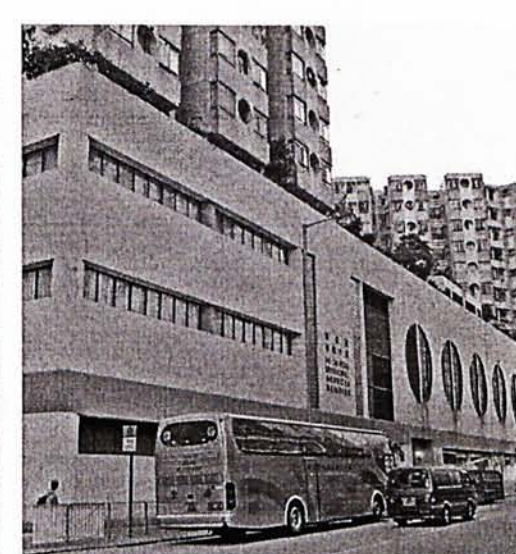
LOCKHART ROAD
1909 m2

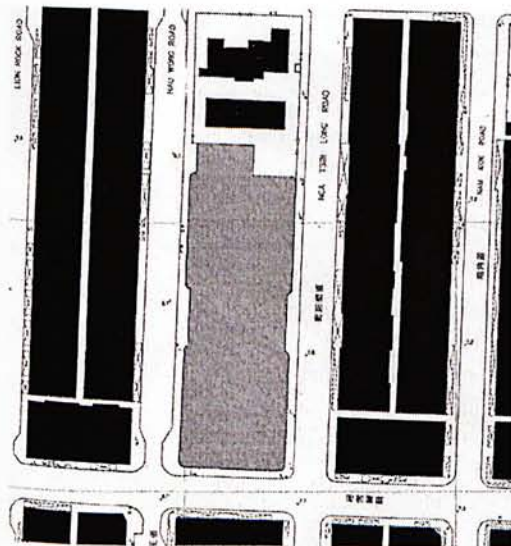


CHOI HUNG ROAD
4474 m2

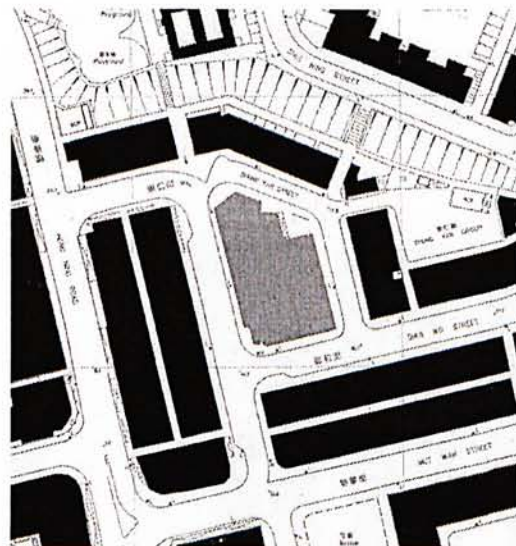


PO ON ROAD
5623 m2

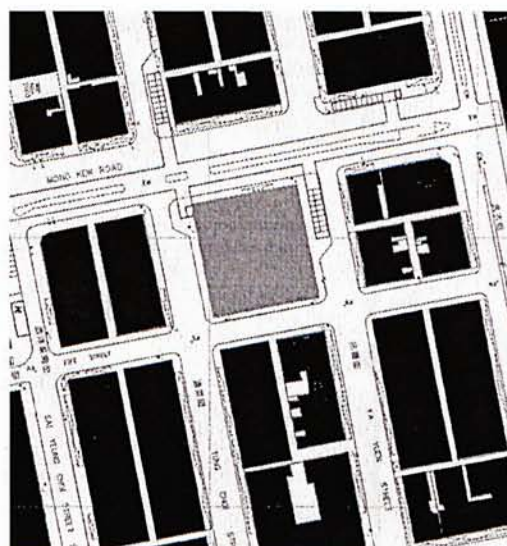




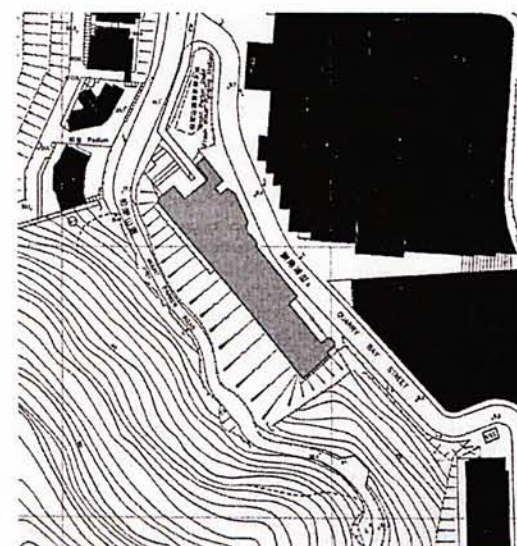
KOWLOON CITY
4910 m2



SHUI WO STREET
1583 m2

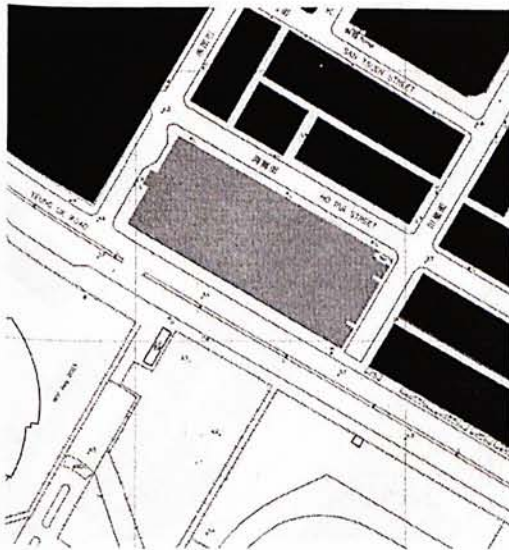


FA YUEN STREET
1705 m2

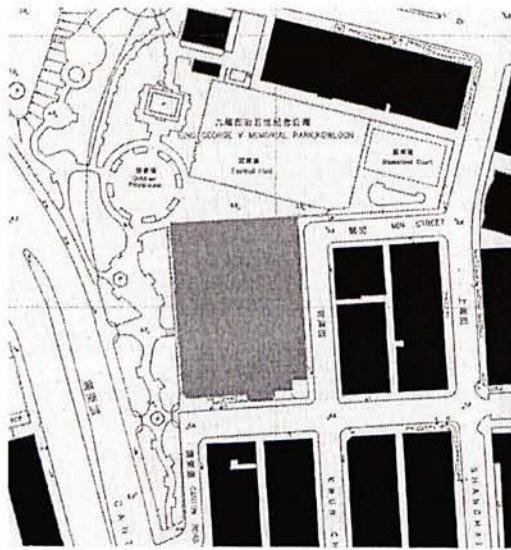


QUARRY BAY
1612 m2

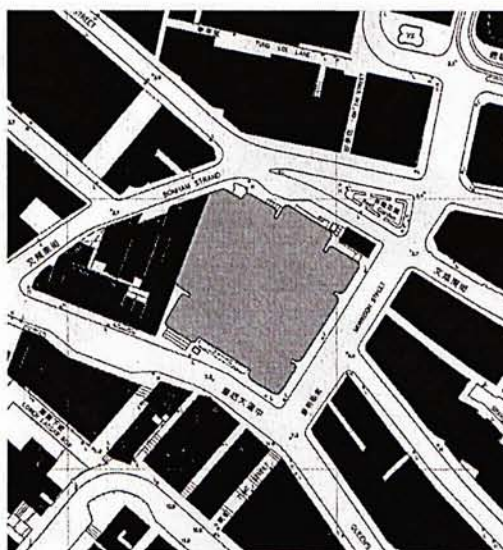




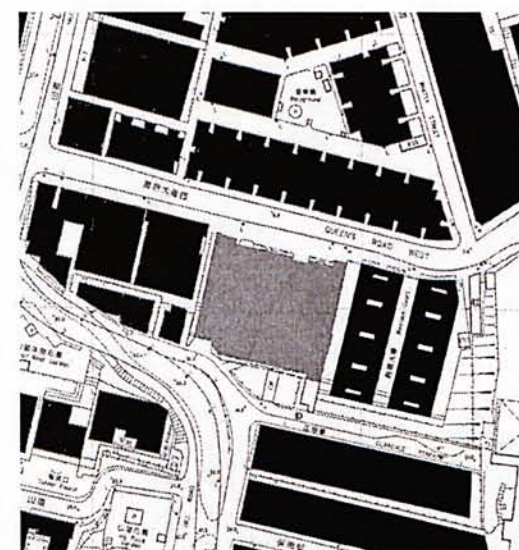
YEUNG UK ROAD
3438 m²



KWUN CHUNG
2997 m²

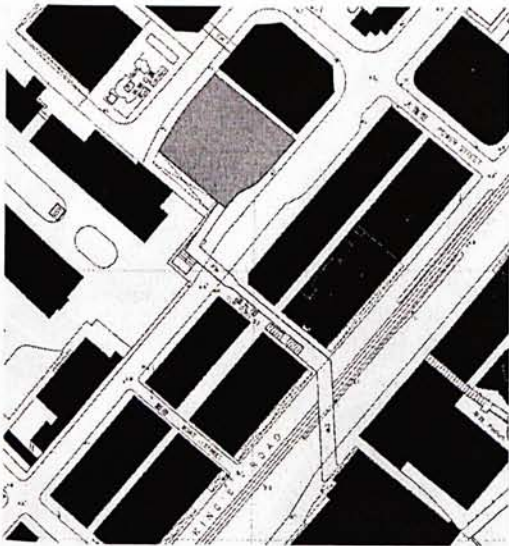


SHEUNG WAN
3361 m²

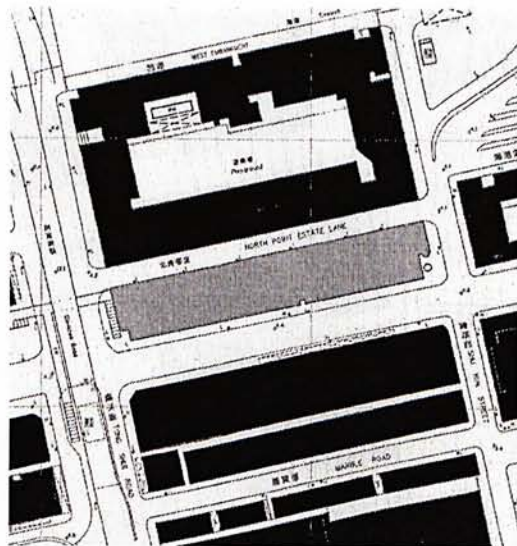


SHEK TONG TSUI
2070 m²

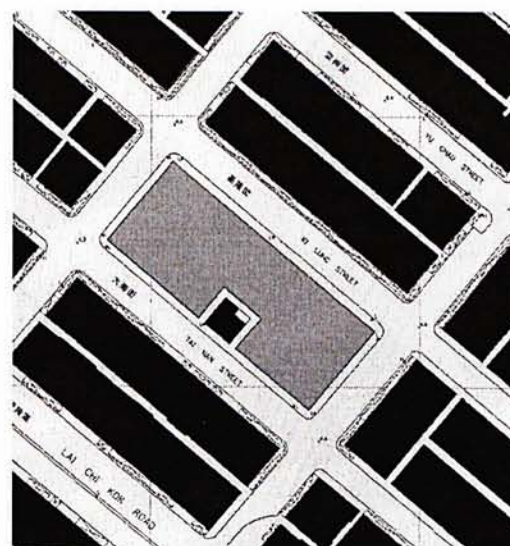




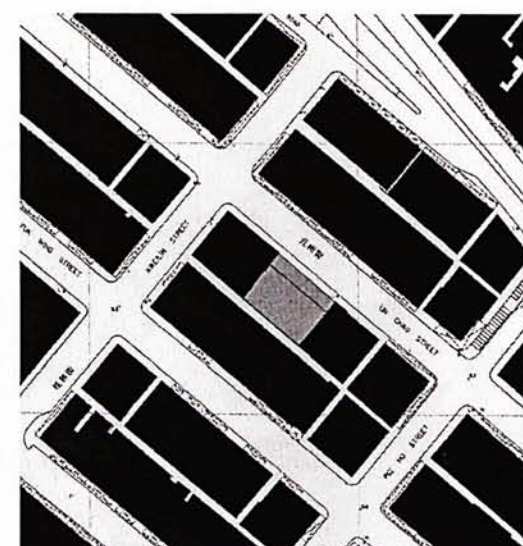
ELETRIC ROAD
1421 m2



JAVA ROAD
2458 m2

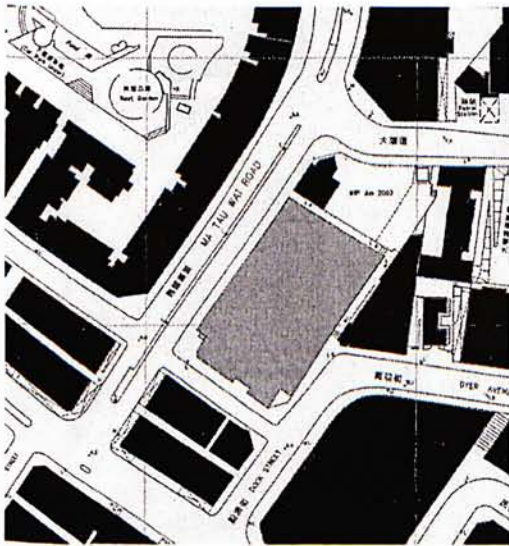


PEI HO STREET
4572 m2

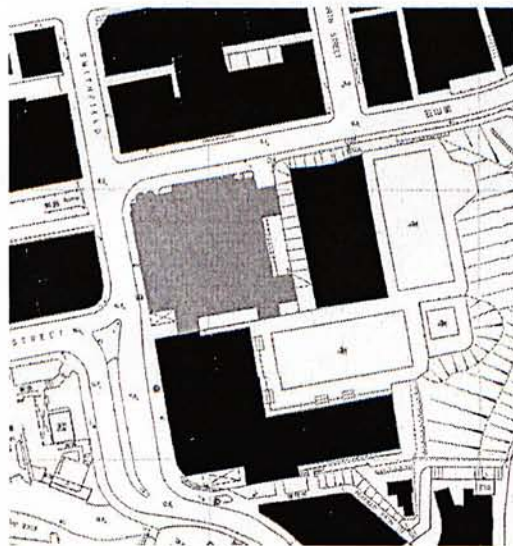


UN CHAU STREET
597 m2





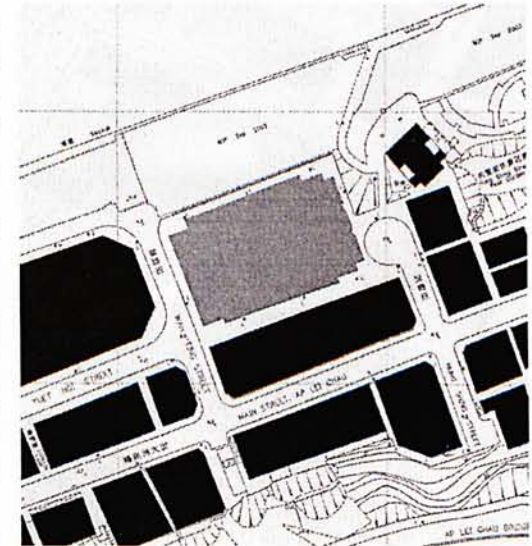
HUNG HOM
2879 m2



SMITHFIELD ROAD
2622 m2

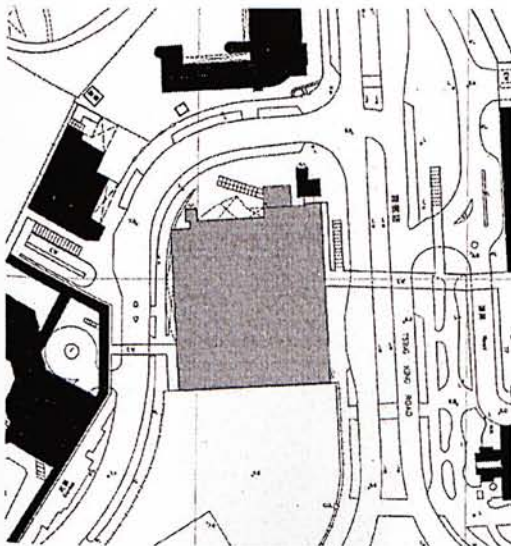


WONG NAI CHUNG
1184 m2

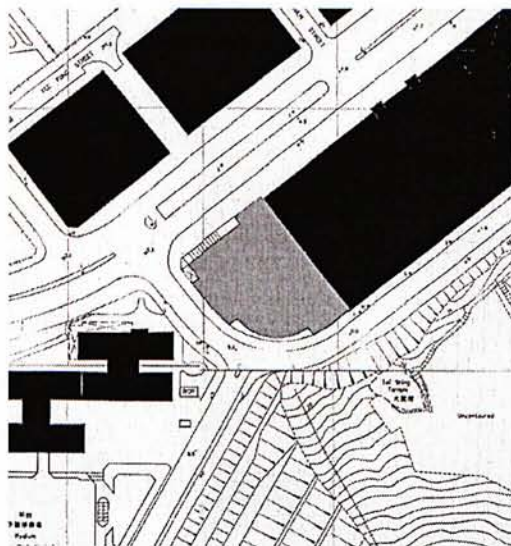


AP LEI CHAU
2646 m2

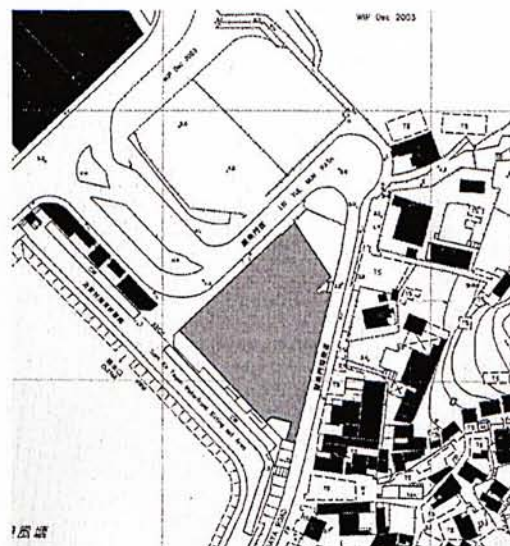




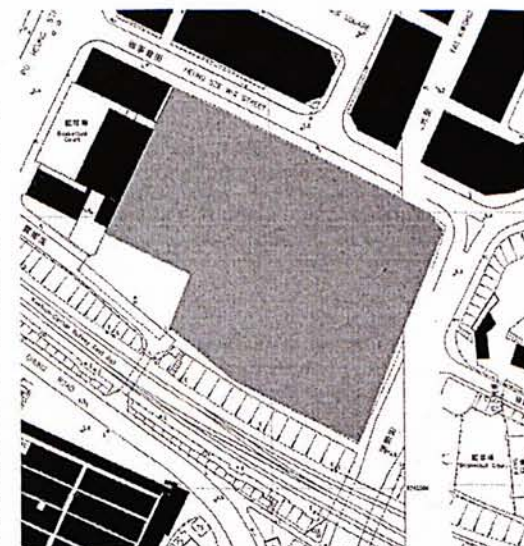
TSING YI
4423 m2



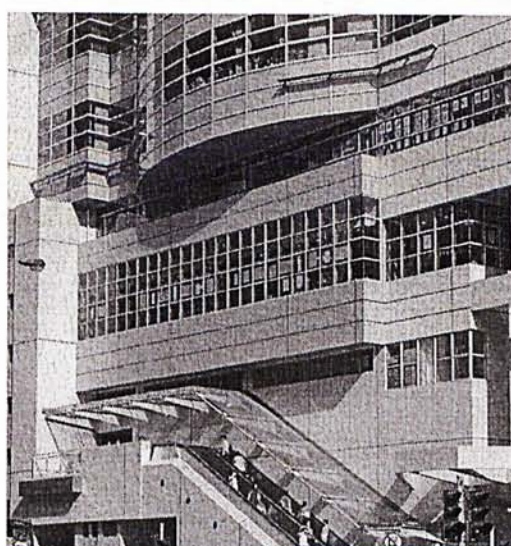
CHAI WAN
1907 m2



SAM KA TSUEN
2460 m2



TAI PO
7583 m2



The Studies

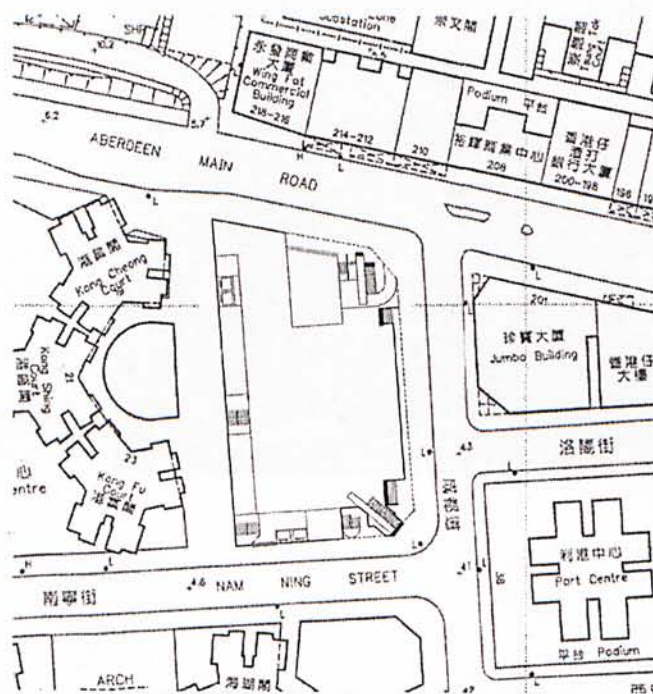
- > history
- > functional arrangement
- > site conditions
- > **internal organizations**
- > spaces
- > conclusions

CASE 01

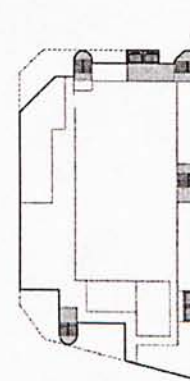
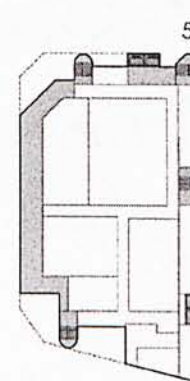
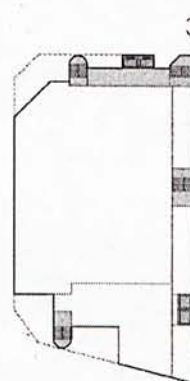
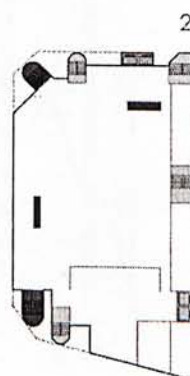
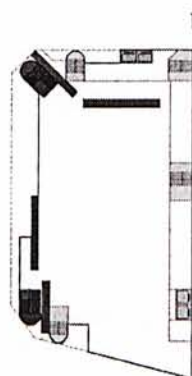
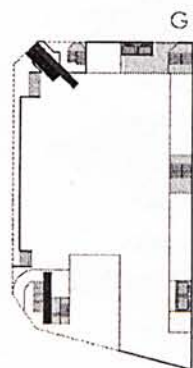
ABERDEEN MUNICIPAL SERVICES COMPLEX

COMPLETION	1982
SITE AREA	1,858 sq.m
FLOOR AREA	10,404 sq.m
NO. OF STORIES	6
PROGRAMS	MARKET COOKED FOOD STALLS LIBRARY OFFICES SQUASH COURTS GYNASIUM INDOOR GAME HALL

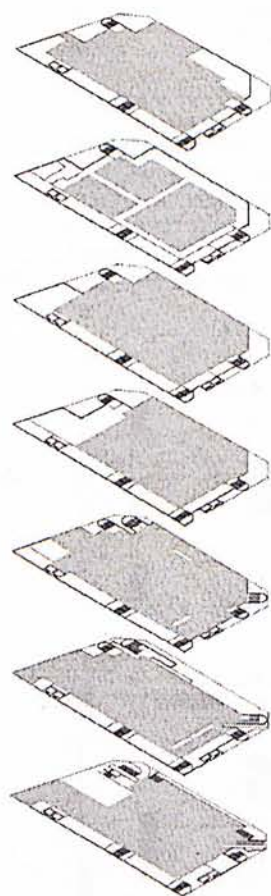
THIS IS THE FIRST MUNICIPAL COMPLEX EVER BUILT BY THE GOVERNMENT. IT IS THE FIRST TIME TO PUT MARKET, COOKED FOOD CENTRE, LIBRARY, OFFICE AND SPORTS FACILITIES INSIDE ONE SINGLE BUILDING. FUNCTIONS ARE SEPARATED INTO DIFFERENT FLOORS. THERE ARE SEPARATE ENTRANCE WITH PASSENGER LIFTS WHICH BYPASS THE MARKET FLOORS.



vehicular access market entrance entrance for other parts



floor plans 1:1000



functions

INDOOR
GAMES HALL

SQUASH
ACTIVITY
GYNASIUM

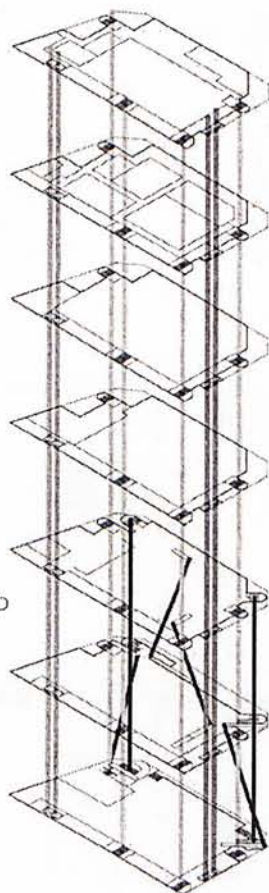
OFFICE

LIBRARY

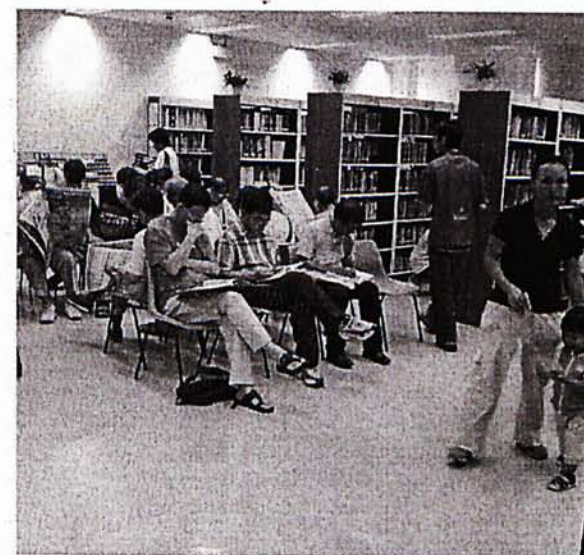
MARKET
COOKED FOOD
CENTRE

MARKET

MARKET



circulations

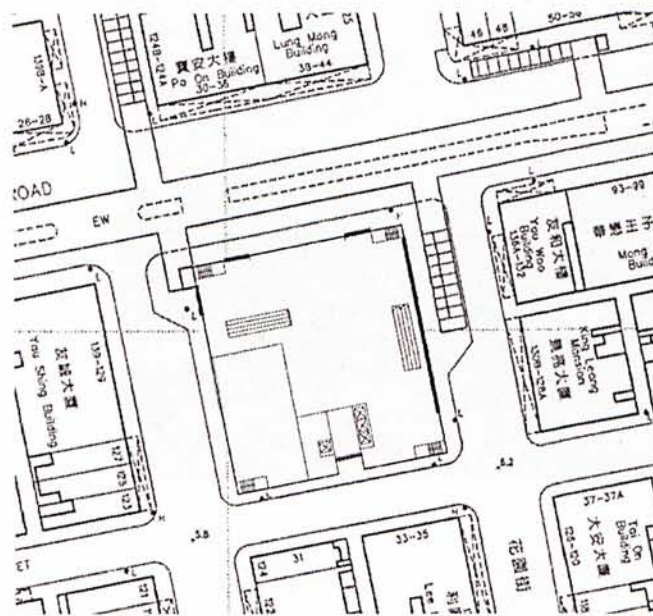


CASE 02

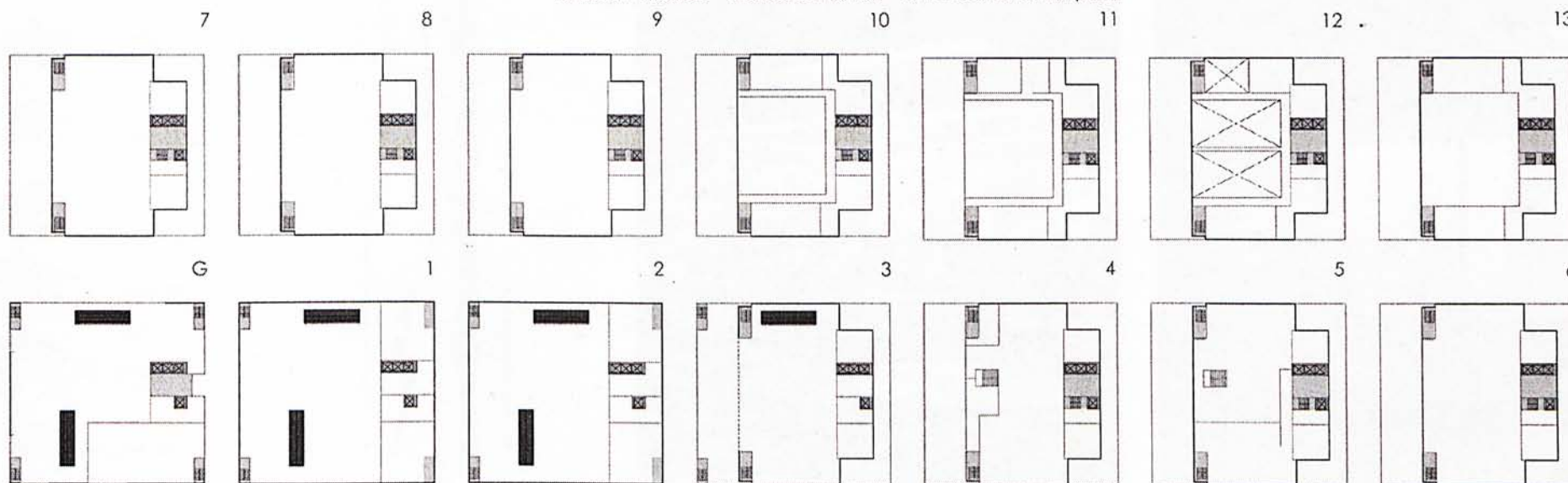
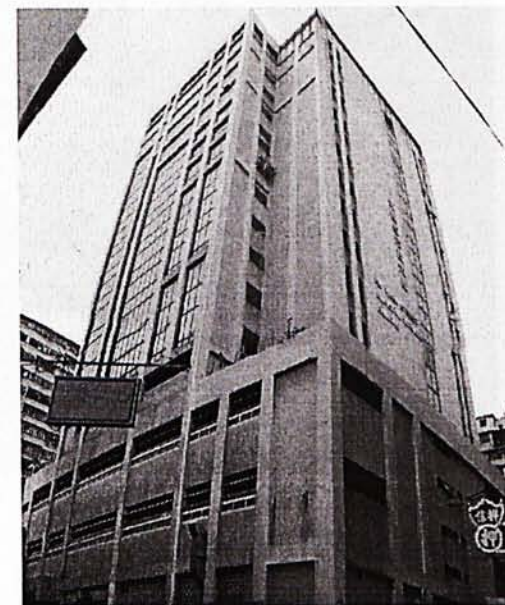
FA YUEN STREET MUNICIPAL SERVICES COMPLEX

COMPLETION	1989
SITE AREA	1,691 sq.m
FLOOR AREA	15,780 sq.m
NO. OF STORIES	13
PROGRAMS	MARKET COOKED FOOD CENTRE LIBRARY OFFICES SQUASH COURTS GYNASIUM INDOOR GAMES AREA INDOOR GAME HALL

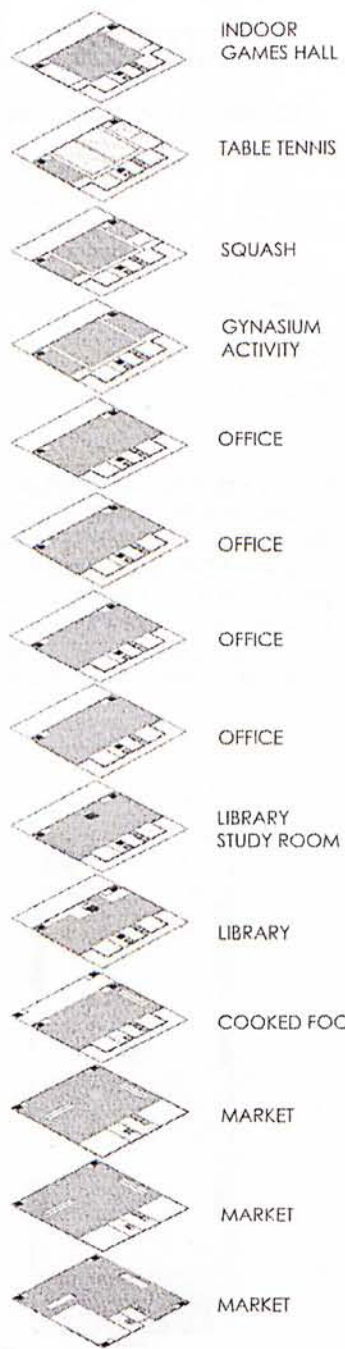
THE 13 STOREY-MULTI-PURPOSE BUILDING IS DIVIDED INTO 2 PARTS - THE LOWER PODIUM PART (MARKET + COOKED FOOD CENTRE) AND THE UPPER PART (LIBRARY, OFFICE, SPORTS). ACCESS TO TWO PARTS ARE SEPARATED. PEOPLE CANNOT DIRECTLY GO FROM LOWER PART TO UPPER PART OF THE BUILDING.



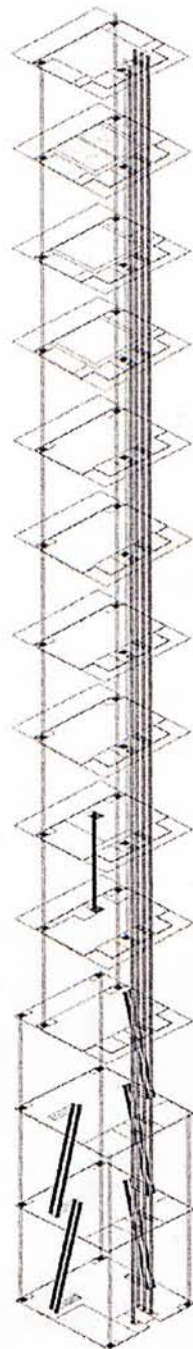
vehicular access market entrance entrance for other parts



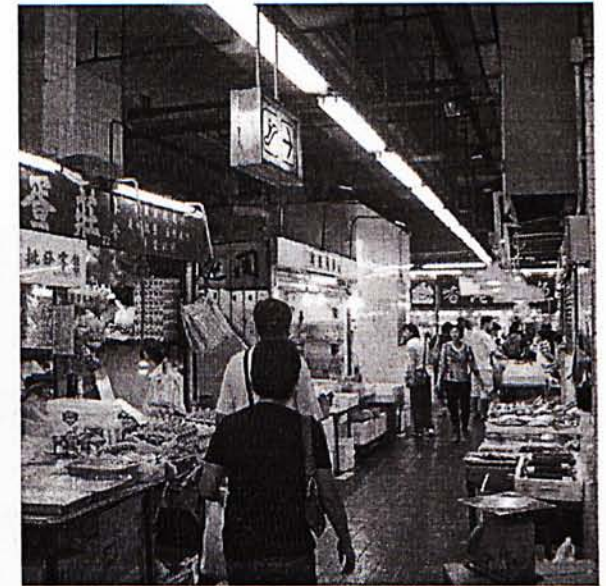
floor plans 1:1,000



functions



circulations

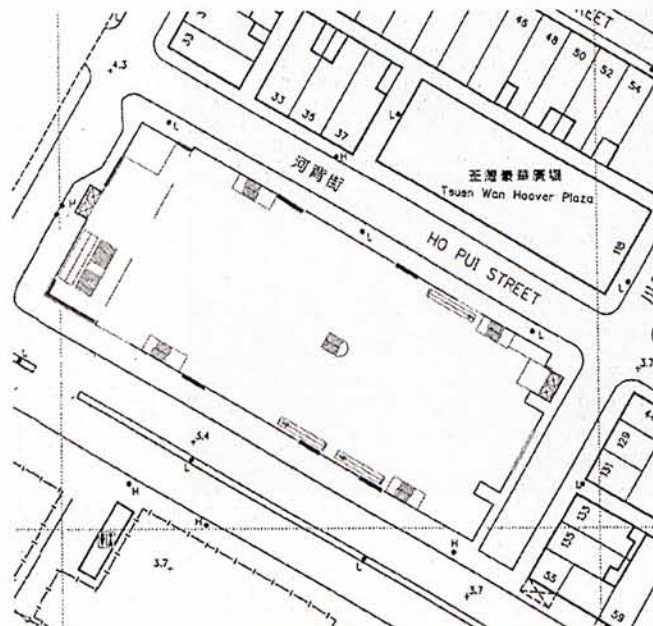


CASE 03

YEUNG UK ROAD COMPLEX

COMPLETION	1989
SITE AREA	3,500 sq.m
FLOOR AREA	18,640 sq.m
NO. OF STORIES	6
PROGRAMS	MARKET OFFICES SQUASH COURTS INDOOR GAMES AREA INDOOR GAME HALL

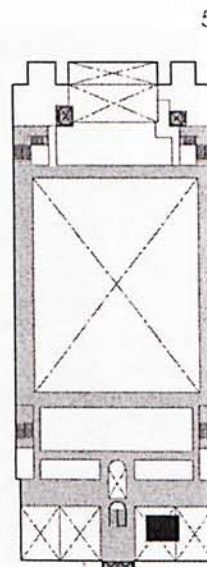
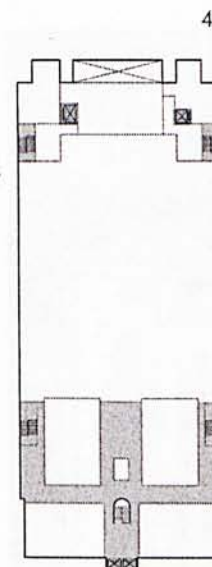
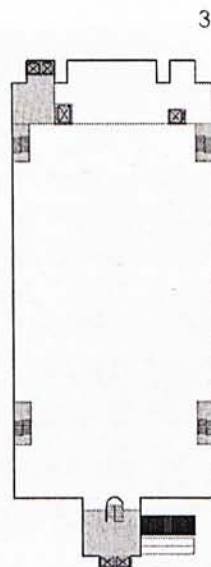
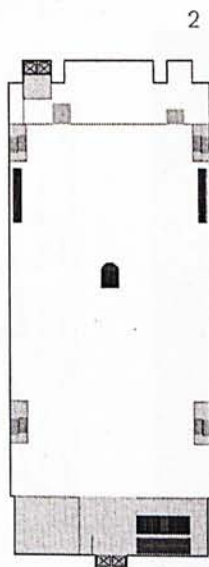
THE PROJECT IS A 6-STOREY COMPLEX IN CENTRAL TSUEN WAN. THE BUILDING'S ARCHITECTURE PAYS TRIBUTE TO THE FORTIFIED CASTLE. WITH ITS EXTENSIVE ESCALATORS AND LONG, WINDOWLESS WALLS, IT HAS A SOLIDNESS BROKEN ONLY BY A LOW PARAPET FEATURE DESIGNED FOR THE INTRODUCTION OF NATURAL ILLUMINATION INTO THE INTERIOR.

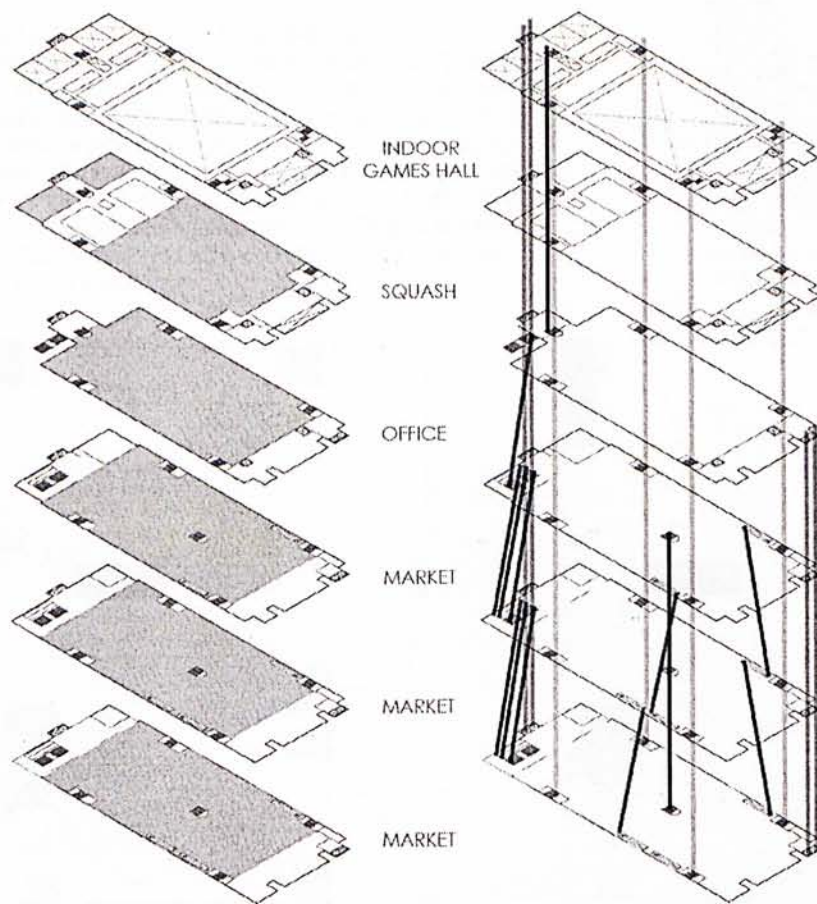


vehicular access market entrance entrance for other parts



floor plans 1,1000





functions

circulations

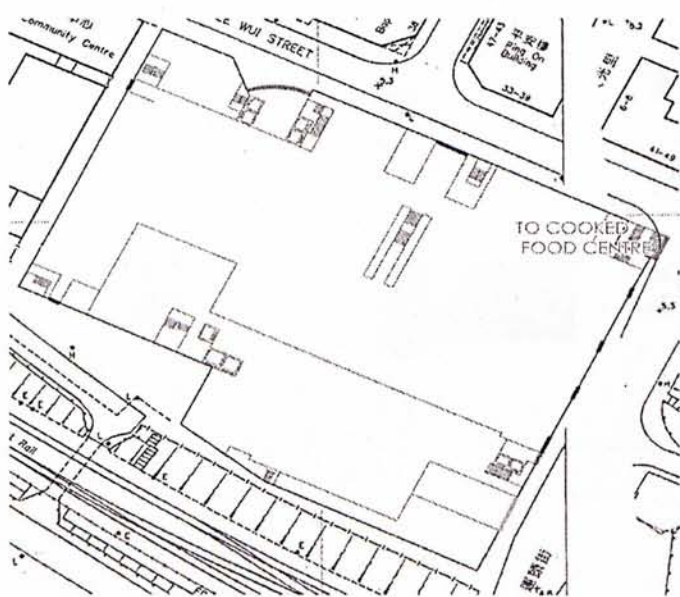


CASE 04

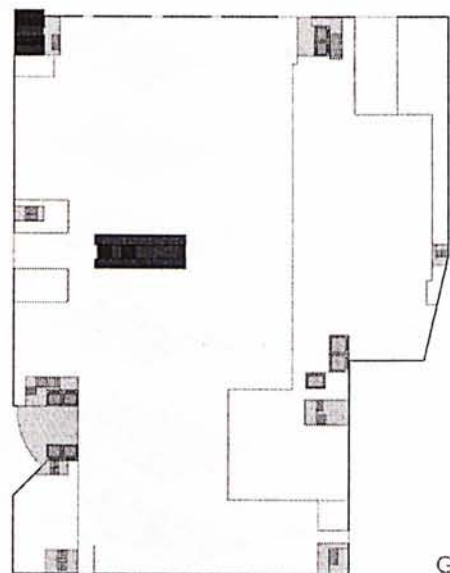
TAI PO COMPLEX

COMPLETION	2004
SITE AREA	9,214 sq.m
FLOOR AREA	49,489 sq.m
NO. OF STORIES	6
PROGRAMS	MARKET COOKED FOOD CENTRE LIBRARY OFFICES SQUASH COURTS GYNASIUM INDOOR GAME HALL

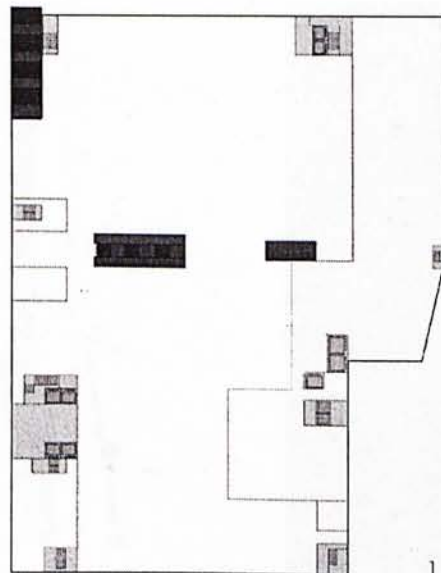
THE 6-STOREY-BUILDING IS THE NEWEST AND THE LARGEST MUNICIPAL COMPLEX IN HONG KONG. THE BUILDING STILL FOLLOWS THE TYPICAL ARRANGEMENT OF SUCH KIND OF BUILDING. IT IS AGAIN DIVIDED INTO 2 PARTS - PODIUM AND UPPER LEVELS. ACCESS POINTS TO MARKET AND UPPER LEVELS ARE SEGREGATED IN STREET LEVEL. AN OUTDOOR LANDSCAPED GARDEN IS PROVIDED ON 2ND FLOOR OUTSIDE THE COOKED FOOD CENTRE.



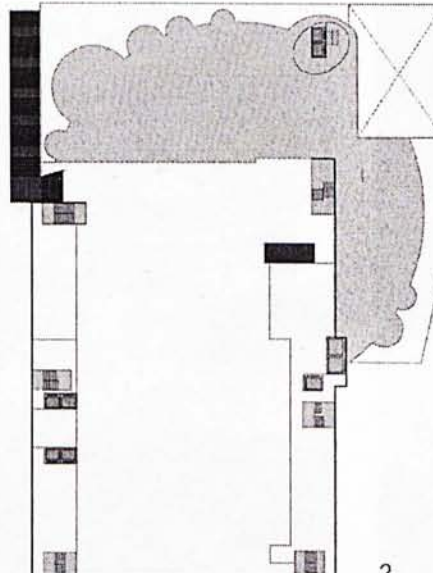
vehicular access market entrance entrance for other parts



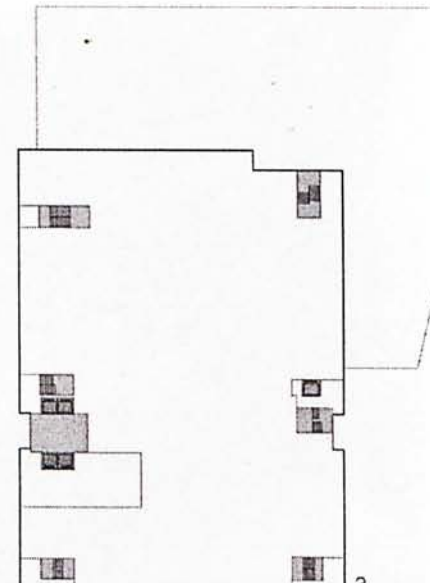
G



1

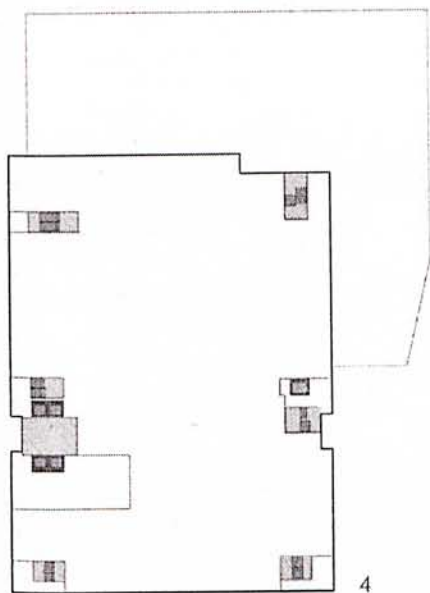


2

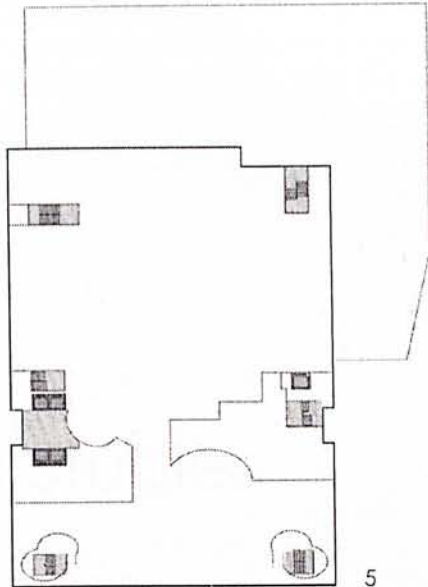


3

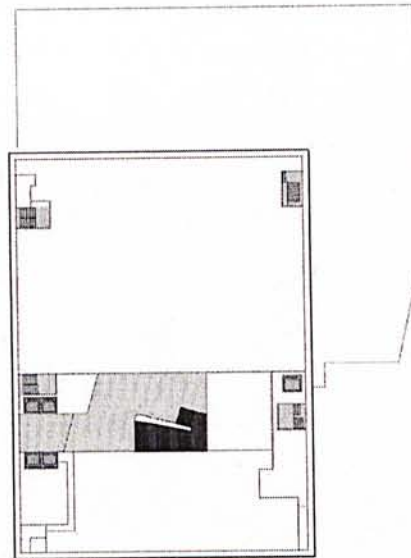
floor plans 1,1000



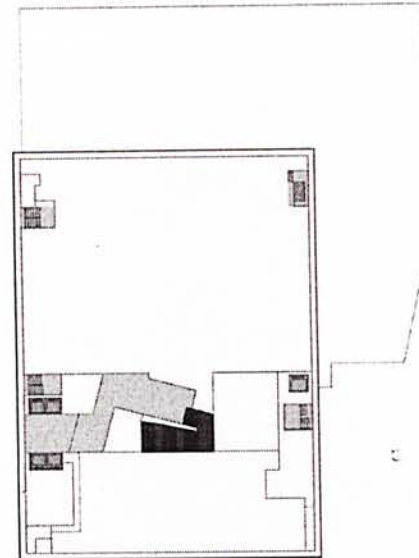
4



5



6



7



INDOOR
GAMES HALL



INDOOR SPORTS CENTRE



LIBRARY



OFFICE



OFFICE



COOKED FOOD
CENTRE

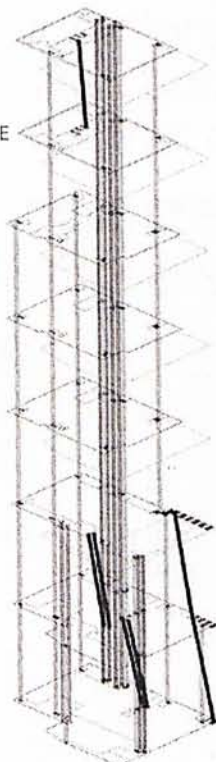


MARKET



MARKET

functions



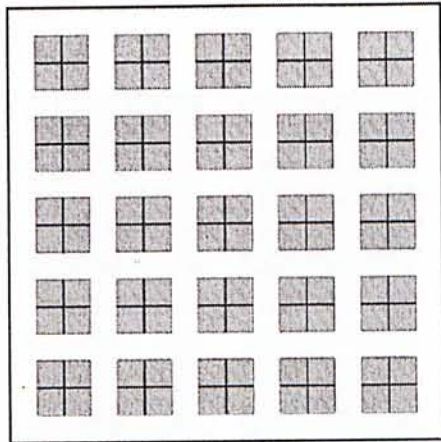
circulations



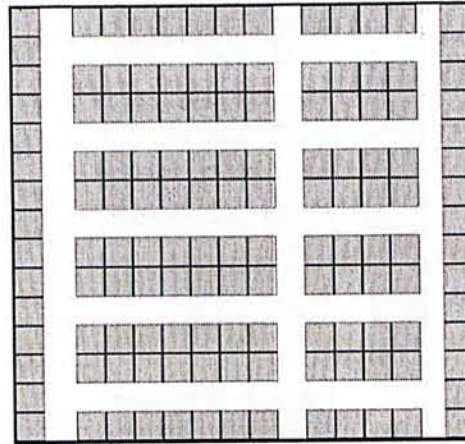
The Studies

- > history
- > functional arrangement
- > site conditions
- > internal organizations
- > **spcaes**
- > conclusions

MARKET



Grid
regular pattern
common for new market
double-loaded circulations
each stall has 2 corridor passing



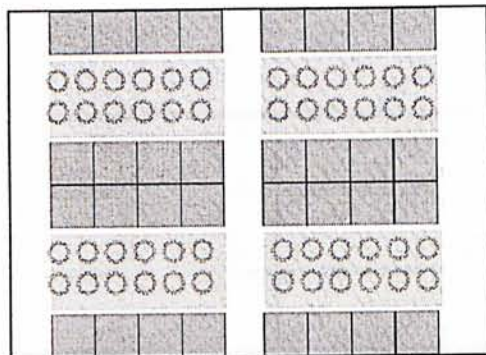
Island
more closely packed
common for older market
double-loaded corridor



Linear
easily oriented
linear circulation pattern
double-loaded corridor
for smaller-scaled market

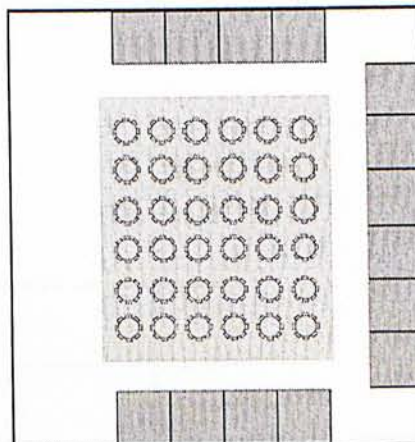


COOKED FOOD CENTRE



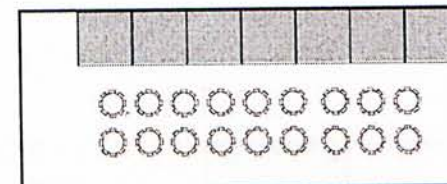
Island

dining areas are separated and localized in front of the stalls. The whole cooked food centre is divided into several parts



Peripheral

single dining area for the whole centre. Stalls are located at the perimeter, usually accompanied by an open balcony on one side

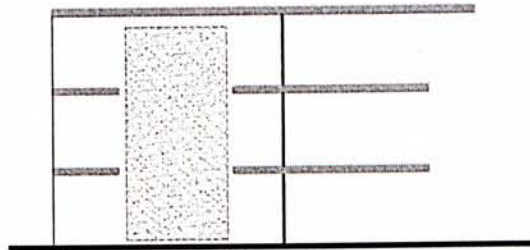


Linear

all stalls are located on one side. single dining area for whole centre. more commonly found in small-scaled centre under 10 stalls.

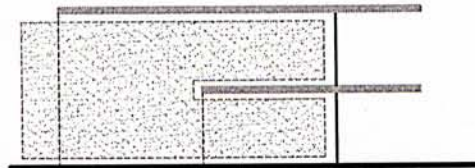


PUBLIC | COMMUNAL SPACE



Atrium

rare cases
usually located inside recreation
centre
used as vertical circulation



Semi-outdoor

balcony spaces
used as resting area



Outdoor terrace partially covered

usually in the form of roof
garden



Indoor

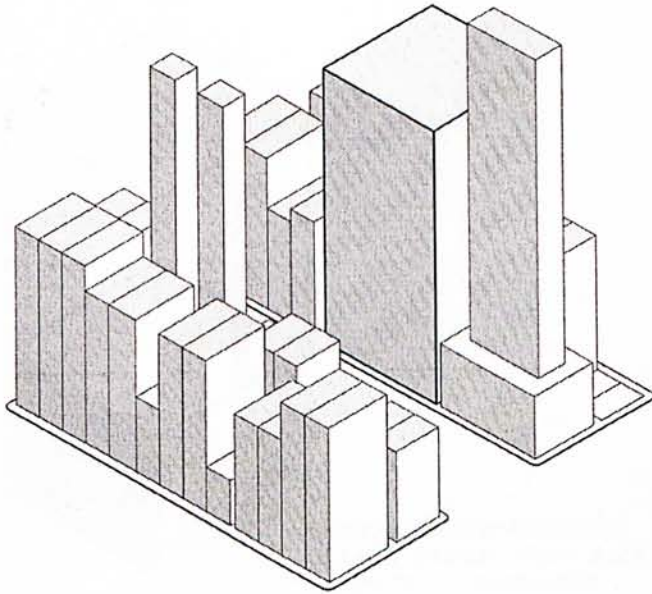
usually located in recreation
centre
exists in newer building which is
fully air-conditioned



The Studies

- > history
- > functional arrangement
- > site conditions
- > internal organizations
- > spcaes
- > **conclusions**

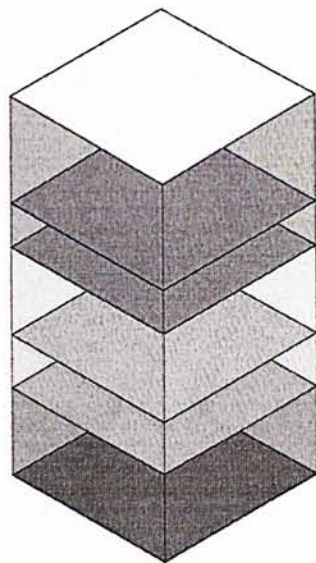
01 site conditions



Almost 100 % Site Coverage

municipal complexes usually located in densely populated urban area, with very tight site context. in order to maximize the use of the scarce piece of land, and as a solution in such context, the complex usually occupies the whole site area without any open space or plaza on ground level.

02 typical functional arrangement



RECREATION / SPORTS CENTRE
USUALLY IN UPMOST PART

OFFICES
RANGING FROM 1 TO 5 FLOORS

LIBRARY
1 TO 2 FLOORS

COOKED FOOD CENTRE

MARKET
USUALLY 1 TO 2 FLOORS

An example of organizing contrasting functions

since each functions inside the municipal complex has quite different nature and atmosphere, the designer intended to arrange the functions according to principle of segregation, that is, to separate the functions from each other so that they do not interrupt each other. this is a good example of how practically different contrasting functions can be put in a building without interrupting each other.

the reasons for such pattern is as follows:

- 01 market and cooked food centre require loading/ unloading facilities, which is placed at lower levels for convenience. besides, the commercial activities needs convenient access by people.
- 02 indoor game hall, which requires long-spanned structure, is placed at the top for structural economics.
- 03 library and offices are therefore sandwiched by the market and sports facilities in the mid-level of the building

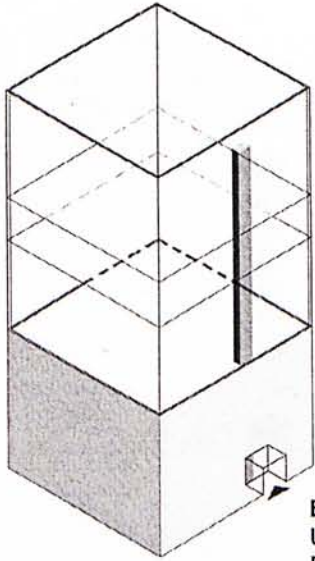
no open space or plaza at ground level

as a result of this practice, the complexes reserve no open space at ground level for the public. as a public government building, more space may be reserved for the public.

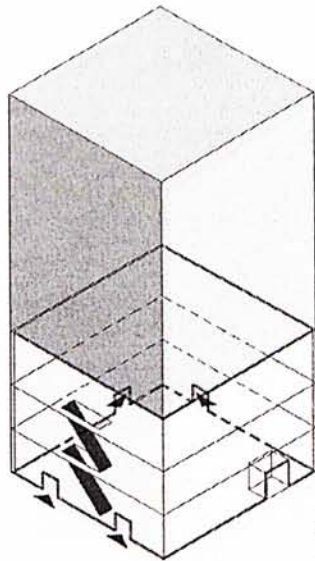
program do not connect each other

this type of building on one hand demonstrates the segregation principle, but on the other hand, does not consider to connect programs and encourage people to use all facilities. So, there may be a chance to explore how the building can be organized so as to encourage people to go to the library after buying the food from market or else. But surely at present, different programs in municipal complex lacks connection. both visual and physical, to each other.

03 entrances



ENTRANCE FOR UPPER LEVELS
USUALLY A SMALL LOBBY LEADS
PEOPLE TO THE PASSENGER
LIFTS UP TO THE UPPER LEVELS



ENTRANCE FOR MARKET AND
COOKED FOOD CENTRE
SEVERAL SMALL ENTRANCES FOR MARKET

Good way to separate different users.

the market part and other parts of the buildings are usually segregated, both by entrances and circulations. Separate entrances, usually on different facades, are created for these two parts. the market levels are connected by escalators and staircases, where they cannot directly go to upper levels. the upper levels are connected to the ground floor by passenger lifts. This can effectively segregate users of different parts.

people cannot go from one function to another

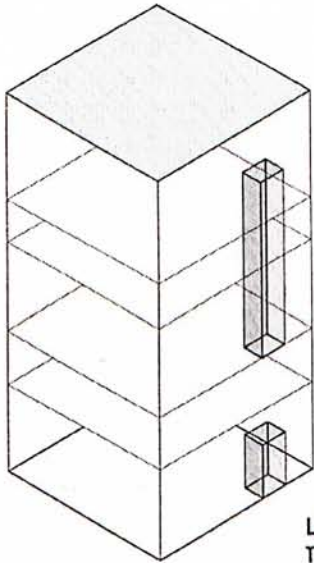
users are discouraged to go to other function after one because they have to go back to ground floor and then go up to the other part by passenger lift.

small unwelcoming entrances

usually the entrances are quite small and unwelcoming which contrasting to the municipal complex as a public building



04 Public space



LIFT LOBBY AS THE ONLY 'PUBLIC' SPACE
THE SMALL AND NARROW LIFT LOBBIES
ARE ONLY FOR CIRCULATION PURPOSE

Increasing public/communal spaces

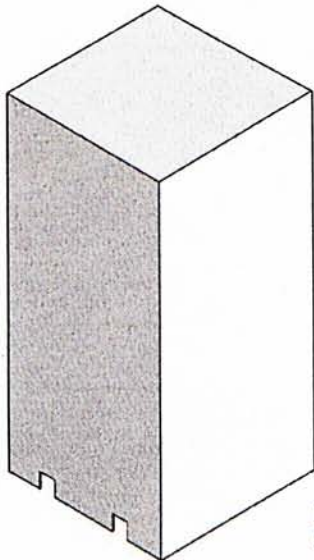
There is a trend of increasing public space inside the building, as observed from the latest municipal buildings, some outdoor terrace and indoor seating areas are provided.

Lack of public/communal spaces

As a public building, there is a lack of gathering and communal spaces inside. The lift lobbies on each floor are the only space people can meet, however, the narrow and small lobby only serves as circulation purpose only.



05 Market



ENCLOSED MARKET WITH LITTLE ENTRANCES
SEVERAL SMALL ENTRANCES FOR MARKET

prevent street hawkers from extending onto the street

markets were built at 80s to settle the street hawkers. As a preventive measure, the markets are designed as a enclosed castle, with little entrances, to prevent the original street hawkers from selling food on the street again.

Affect the business of market

The enclosed design of market decreases the exposure to the customers and hence decrease the profit..

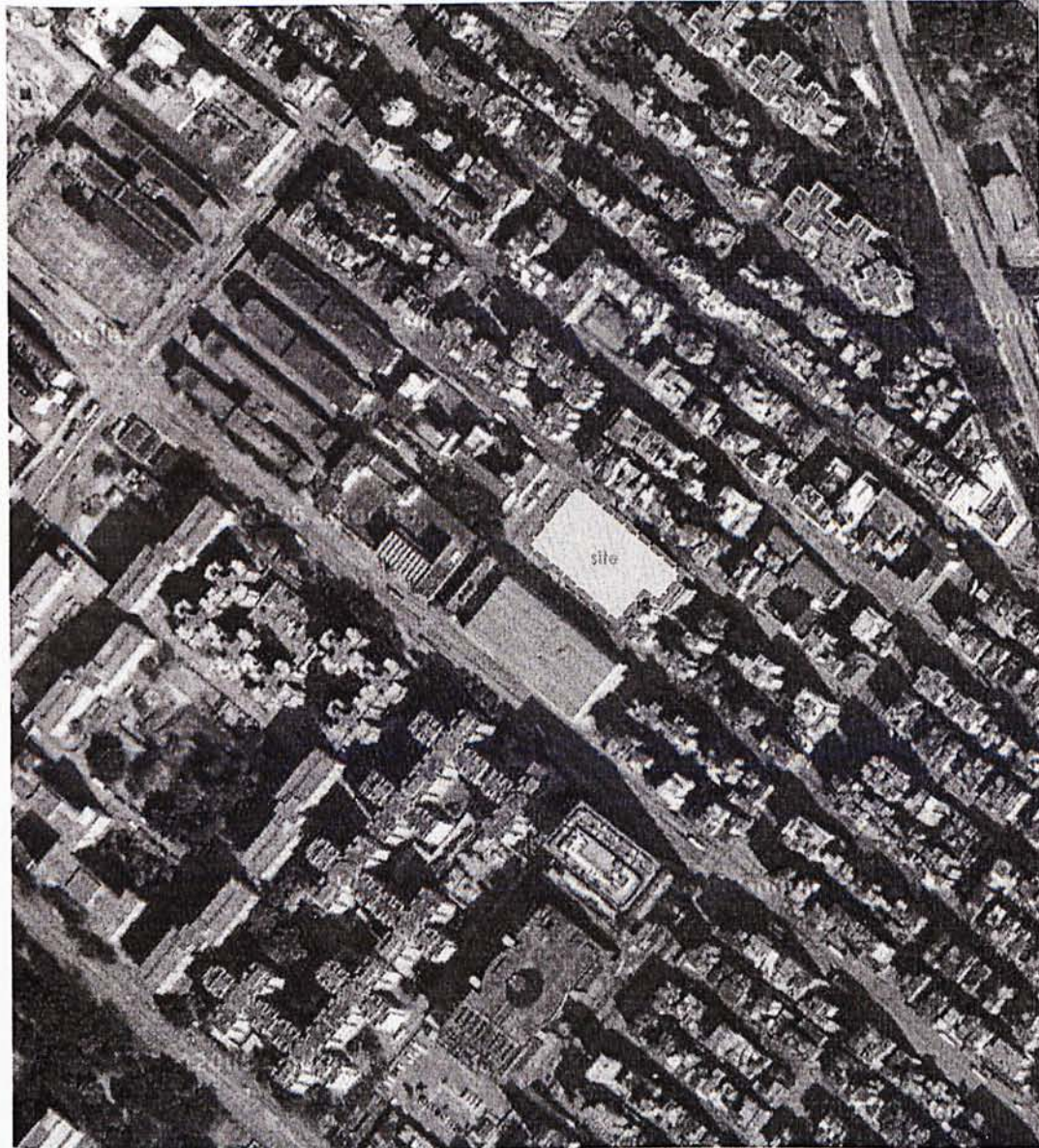


The Project

> **site**

- > program
- > design strategies
- > design development

SELECTION CRITERIA

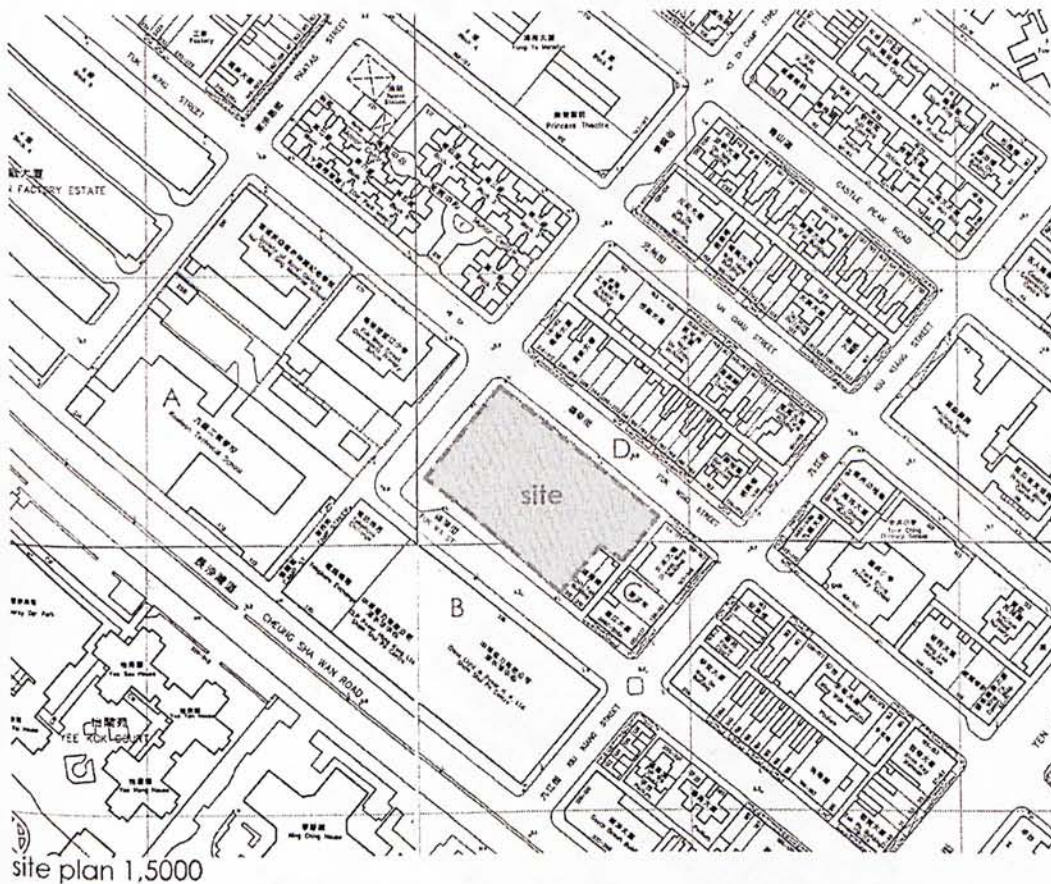


aerial photo

The site is selected according to the following criteria:

- 01 In order to serve as centre for local district, the site should be situated in densely populated residential area.
- 02 As a typical Hong Kong context, the site should be in tightly packed old urban area, like Shamshuipo.
- 03 As a practice to put different municipal services in one single building in the context of scared land area, the site area should be kept at 2,500 m² to 3,500 m²
- 04 The site should be in a G/IC (Government/Institution/Community) zone marked in Outline Zoning Plan by Planning Department.
- 05 The Government has a initial plan to build such a municipal complex in the site.

INFORMATION + CONTEXT



Location Fuk Wing Street, Shamshuipo

Site area 77 m x 44 m
3,150 m²

Current situation vacant, with an existing temporary refuse collection point. Currently used as carpark.

Adjacent buildings As the site is situated in the air traffic route for the former Kai Tak Airport, most buildings are restricted in 13 storeys, with some exceptional new development.

Most of the residential buildings are over 25 years old. New residential developments are gradually taken inside the area.

Land use G/IC (Government/Institution/Community) zone marked in Outline Zoning Plan by Planning Department.



A



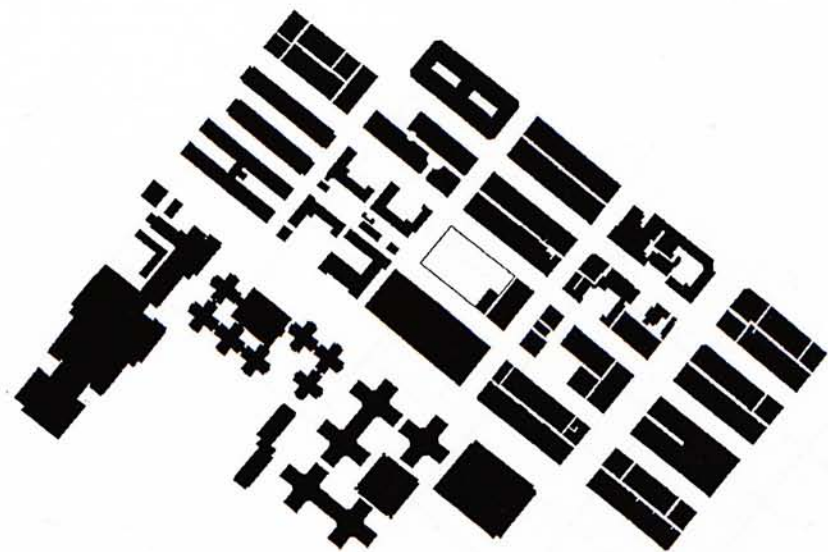
B



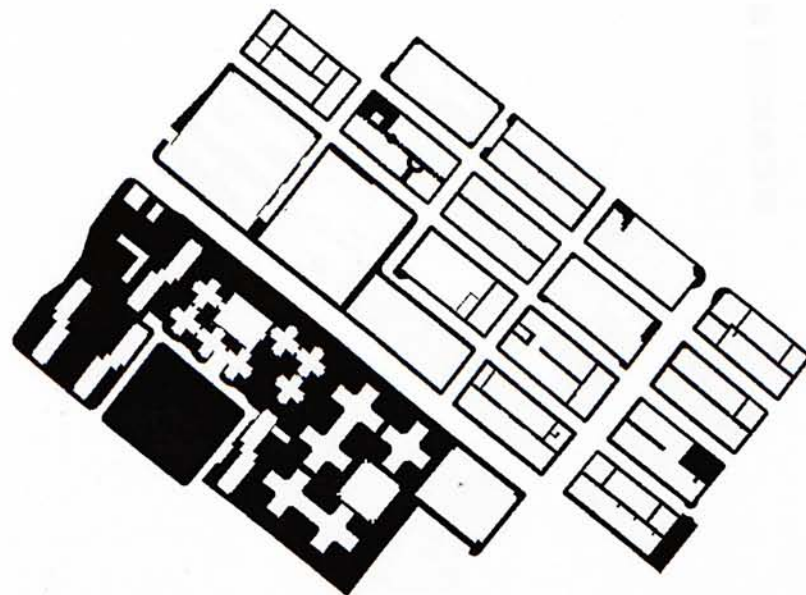
C



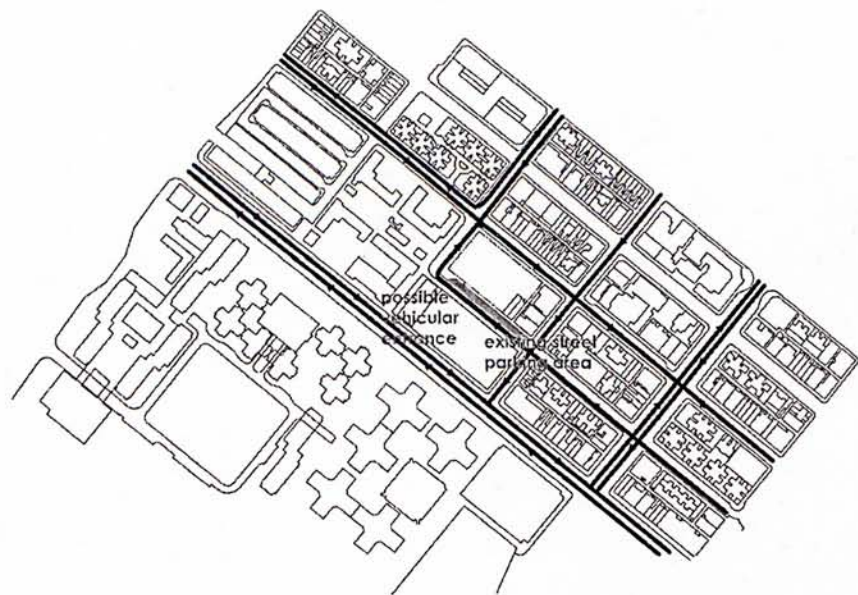
D



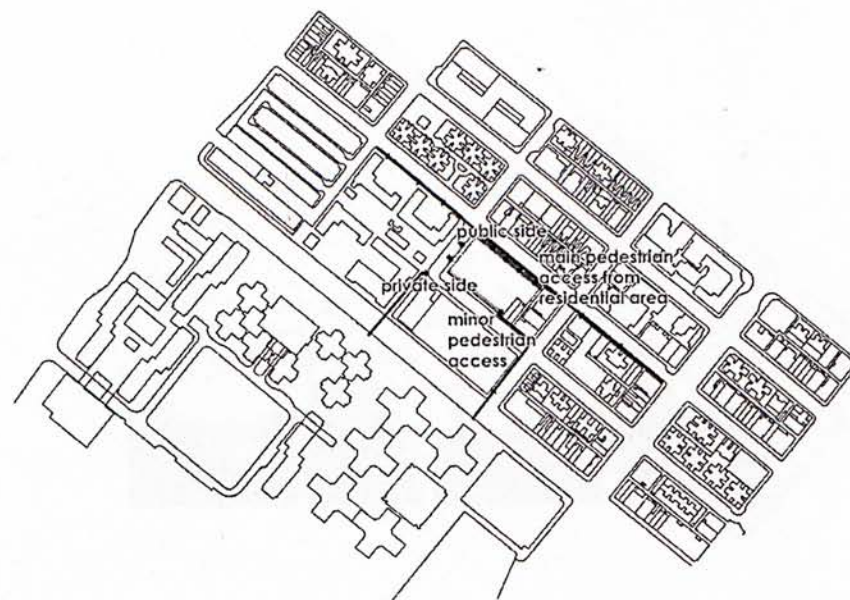
building mass



public space

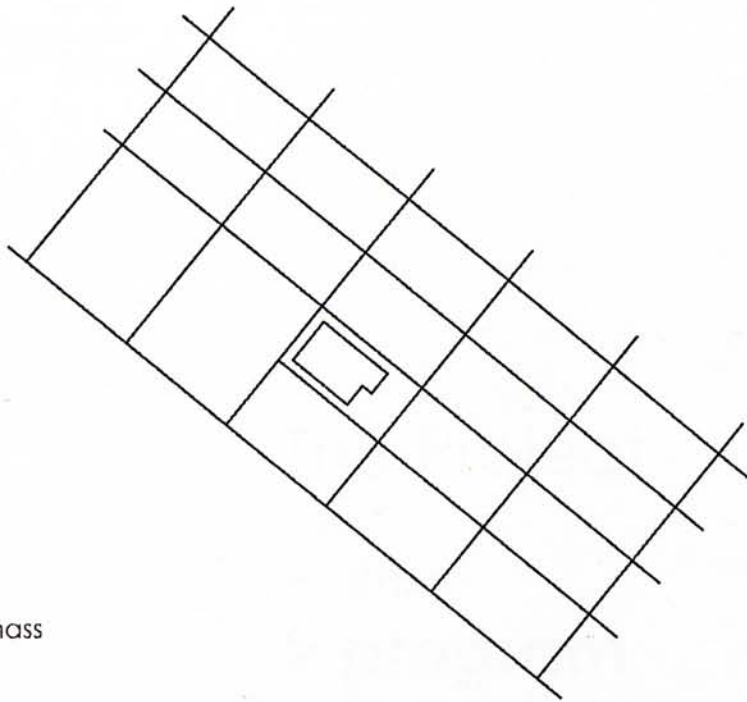


vehicular access

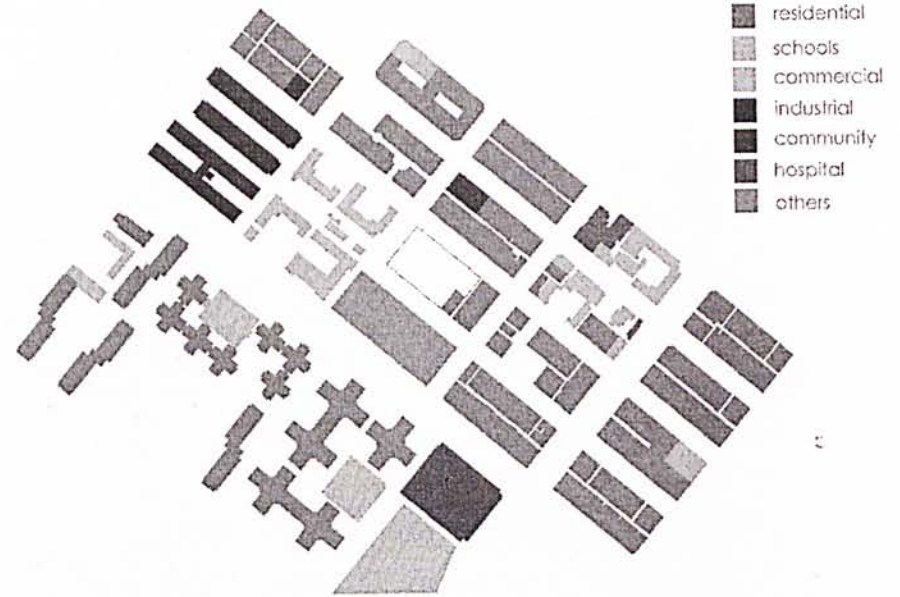


pedestrian access

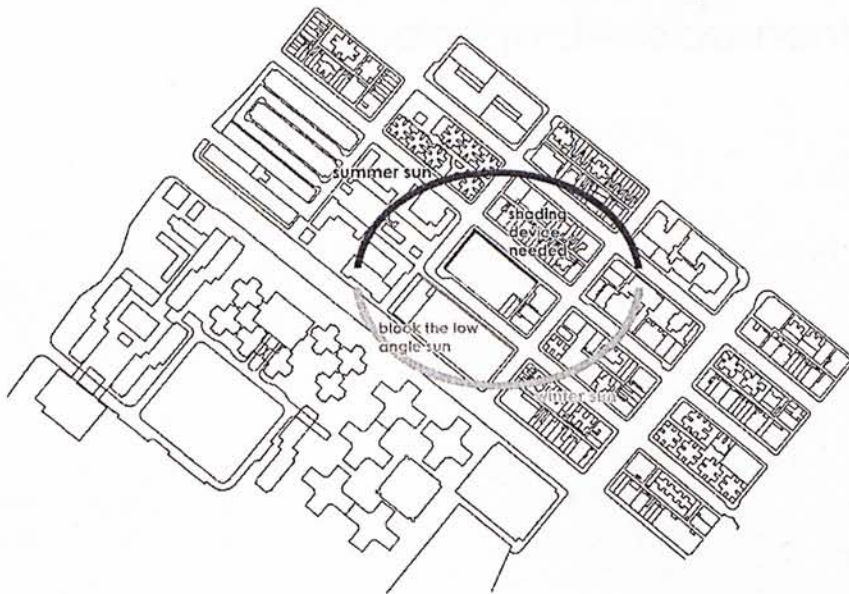
building mass



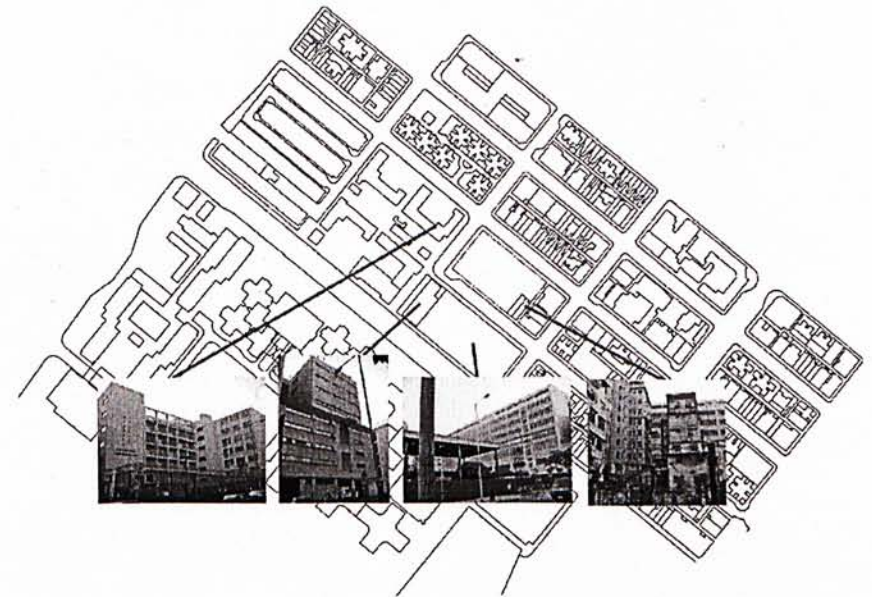
uses



vehicular access



adjacent buildings



The Project

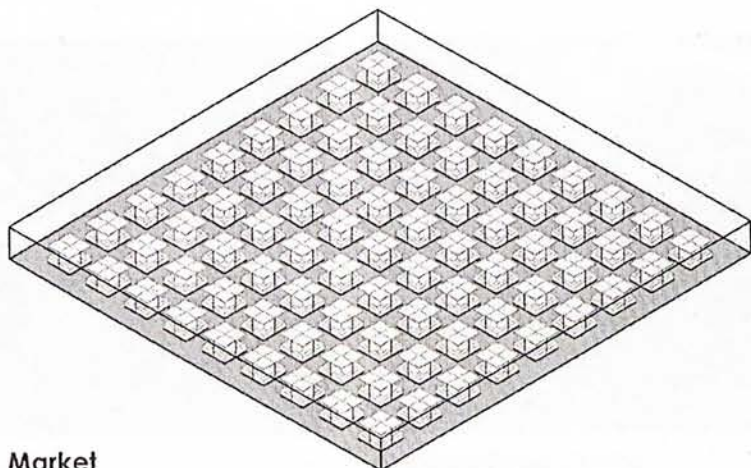
- > site

- > **program**

- > design strategies

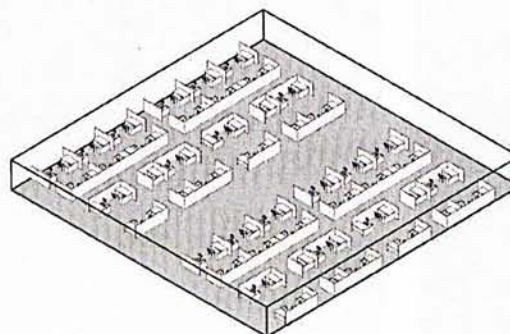
- > design development

PROGRAM



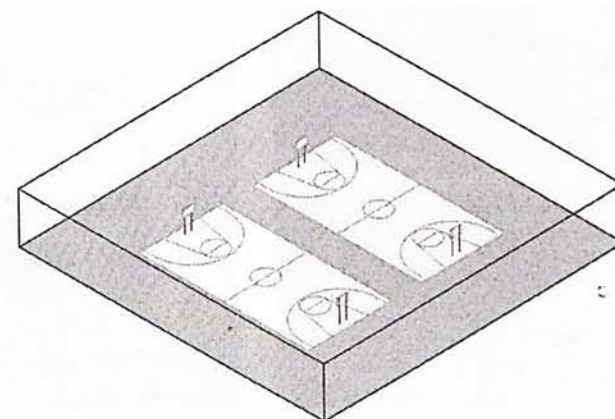
Market

200 stall market	4,000
toilets (per floor)	140
services	150
loading area	200
market office	30
Total	4,520



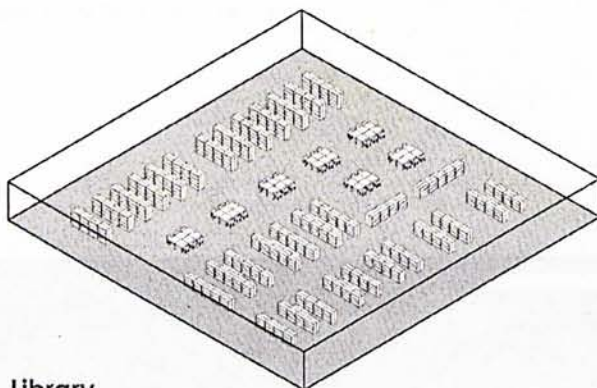
Government Office

office space	1,500
toilets	70
Total	1,570



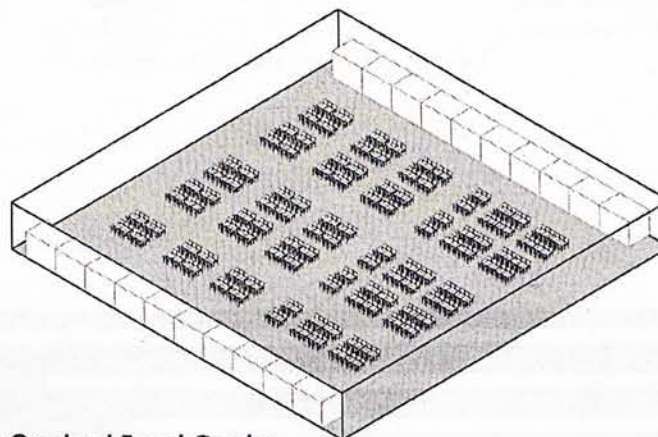
Recreation Centre

indoor games arena (2 basketball courts w./ spectator stand)	1,500
gymnasium	250
children's play room	120
table-tennis room	180
multi-purpose activities room	300
squash courts	260
first aid room	20
toilet + changing rooms	340
Total	3,280



Library

library + newspaper corner	1,500
+ activities room	
toilets	70
services / store	150
Total	1,720



Cooked Food Centre

toilets	75
services	75
20 stalls cooked food centre	1,700
+ dining area	
Total	1,850

Others

coffee corner	100
internet centre	300
exhibition gallery	varies

Total floor area	14,620
-------------------------	---------------

PROGRAM



Market

mostly individual
searching for goods
shopping-like activities
dynamic
noisy
people stay for 0.5 -1 hr



Cooked Food Centre

group
eating
noisy
mostly static
people stay for 1 hr



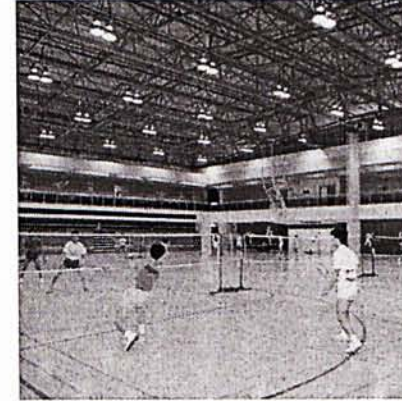
Library

searching for information
reading
individual
silence
static
people stay for variable period



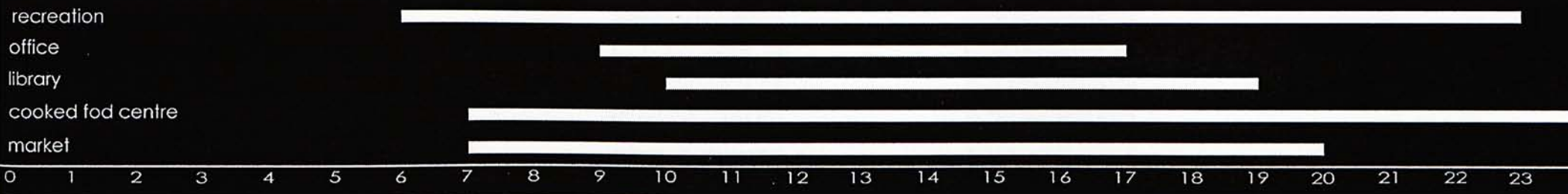
Government Office

working
silence
routine space
individual/group
people stay for 7-8 hrs



Recreation Centre

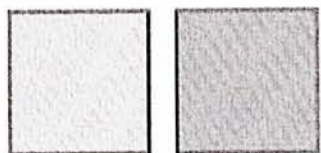
leisure
group
noisy
dynamic
relaxing/ sports
people stay for 1-2 hrs



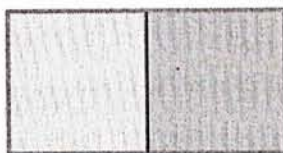
operation hour

RELATIONSHIP BETWEEN PROGRAMS

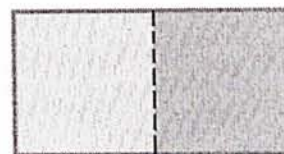
Horizontal



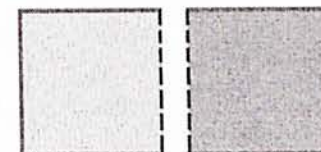
solid boundary with
sandwiched space



solid boundary (adjacent)



non-solid boundary

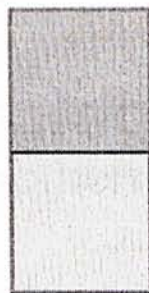


non-solid boundary with
sandwiched space

Vertical

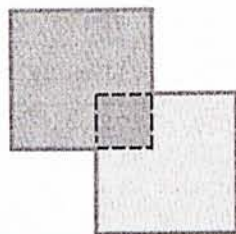


with sandwiched space

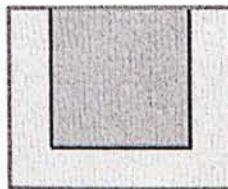


vertically stacked

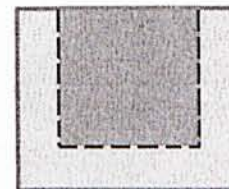
Mixed



interlocked



engulfed with solid boundary



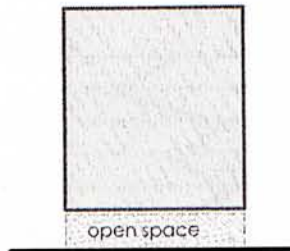
engulfed with non-solid boundary

The Project

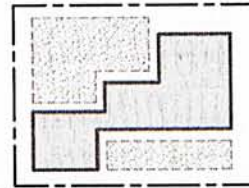
- > site
- > program
- > **design strategies**
- > design development

DESIGN STRATEGIES

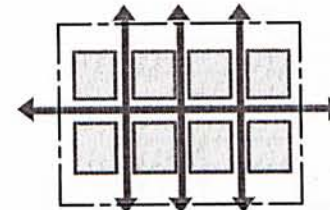
Tight relationship with city



ground floor lifted up for open space

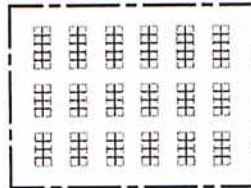


leave a portion of ground floor open as plaza

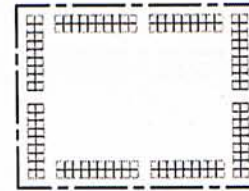


ground floor open up for entrances and circulations

Enclosed inward looking market and cooked food centre



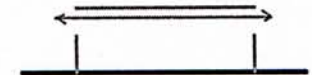
street market at ground level to increase exposure to pedestrians



peripheral stalls at ground level to increase chance to business



possible extension to outdoor

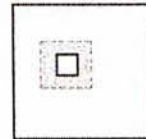


daylight and ventilation

lack of public / communal space

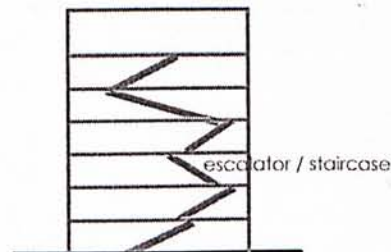


insert public space into the function area

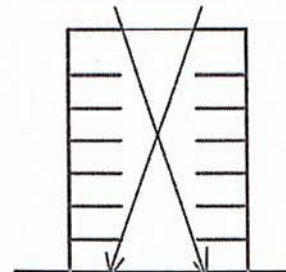


combine public space with circulation

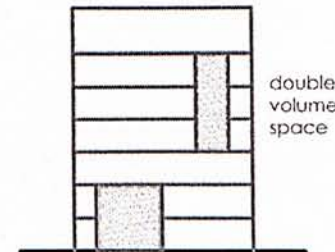
Lack of connectivity between programs



programs connected with each other by more public escalators and staircases

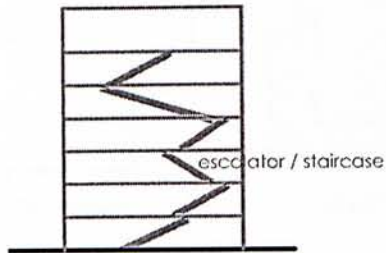


insert atrium as a visual and spatial connector

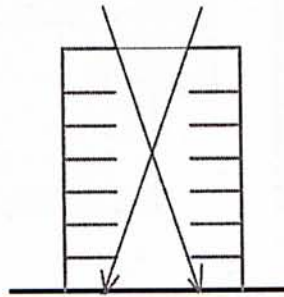


create some double volume spaces

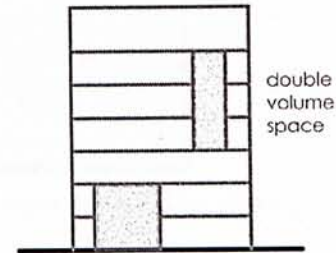
Lack of connectivity
between programs



programs connected with
each other by more public
escalators and staircases



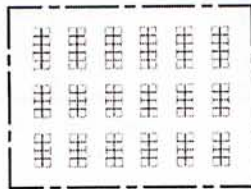
insert atrium as a visual
and spatial connector



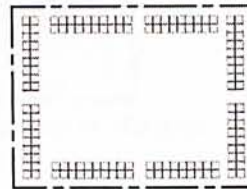
create some double
volume spaces

continuous public
route all over
the building

Enclosed inward
looking market

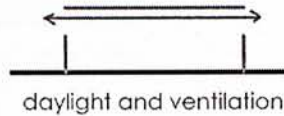
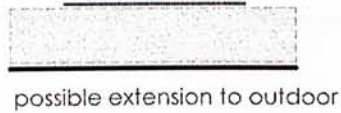


street market at ground
level to increase
exposure to pedestrians



periphery stalls at ground
level to increase chance
to business

Cooked food centre



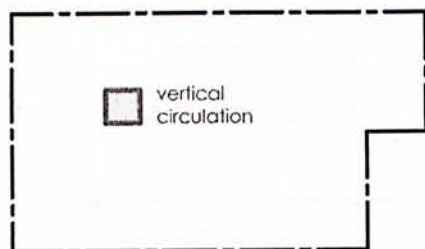
lack of public
communal space

public space combined with
circulation

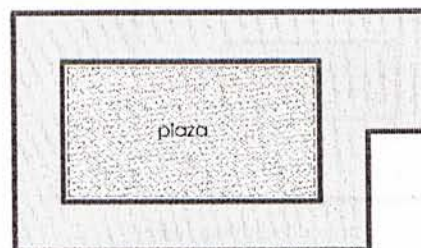
engulfed with solid boundary

engulfed with non-solid boundary

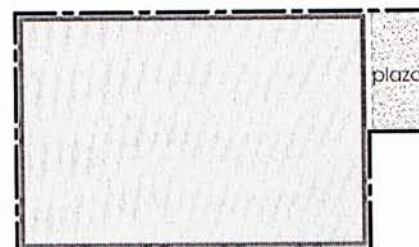
market



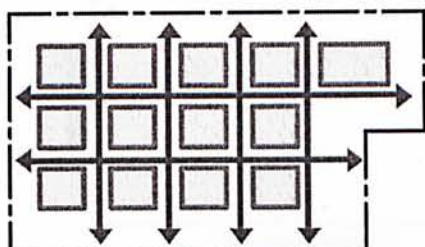
elevated with central circulation



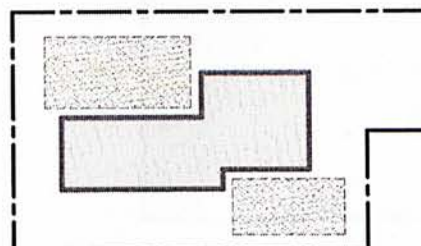
central plaza



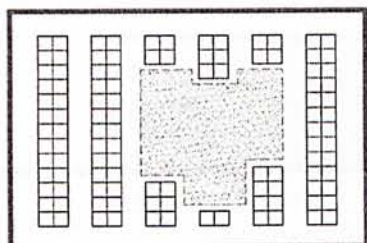
leave the small portion as outdoor plaza



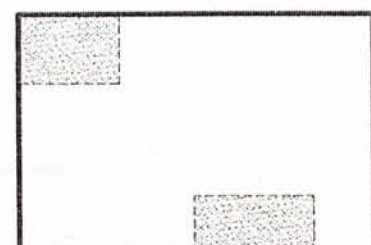
ground floor open up for entrances and circulations



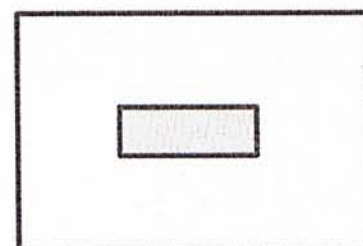
leave a portion of ground as plaza



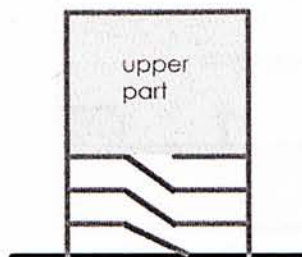
insert public space / rest area into market



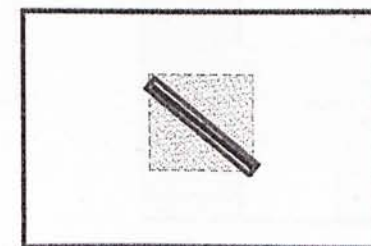
insert open space at peripheral



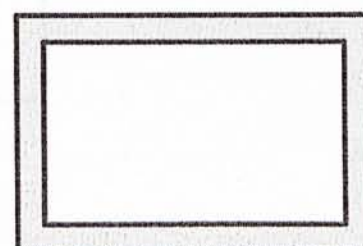
service core at centre



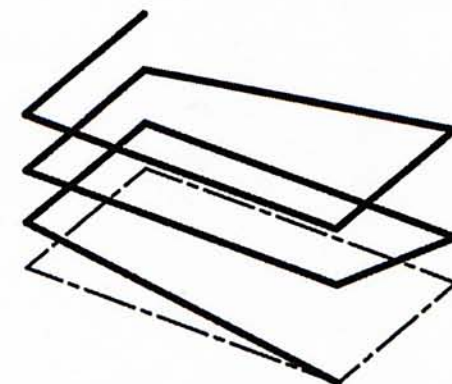
central open circulation links market to upper part



circulation integrated with public space



peripheral circulation

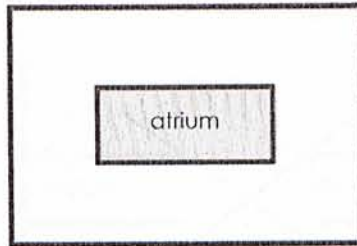


continuous loop of market path

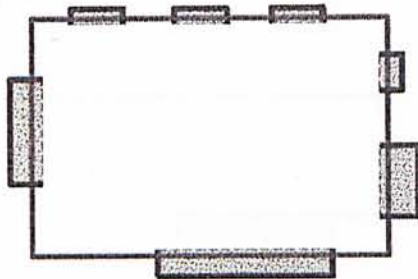
cooked food centre



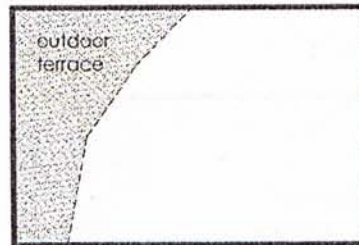
central dining area



insert atrium at centre



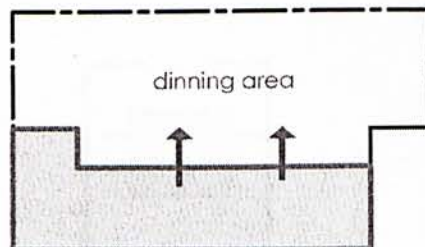
balconies as dining area



outdoor terrace as extension of dining area



integrated with market

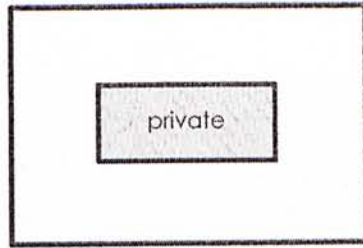


extended into open plaza at ground

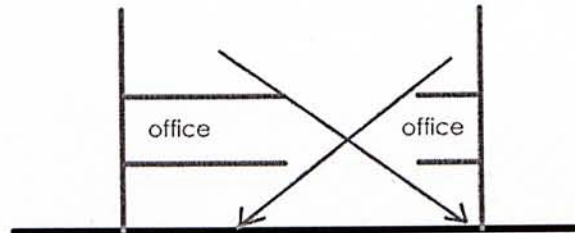


dining area at ground floor plaza

office



private part of office located at centre



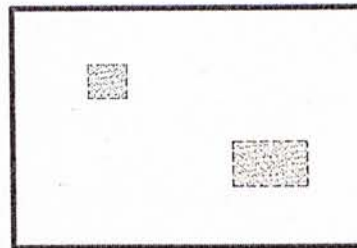
located surrounding the atrium for lighting and ventilation



linear office arrangement

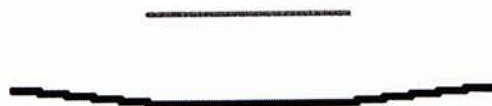


located at most private part

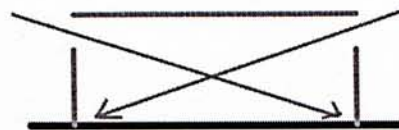


leisure space inserted

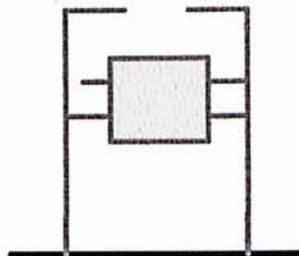
recreation



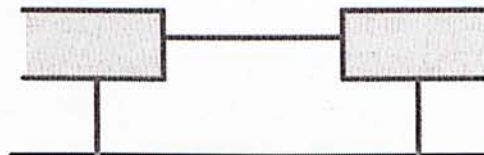
extended spectator stand



high windows for sunlight



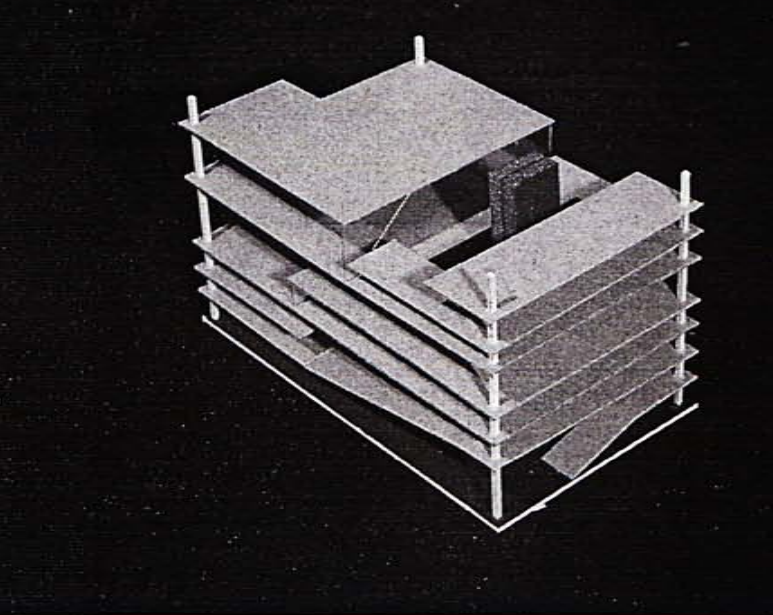
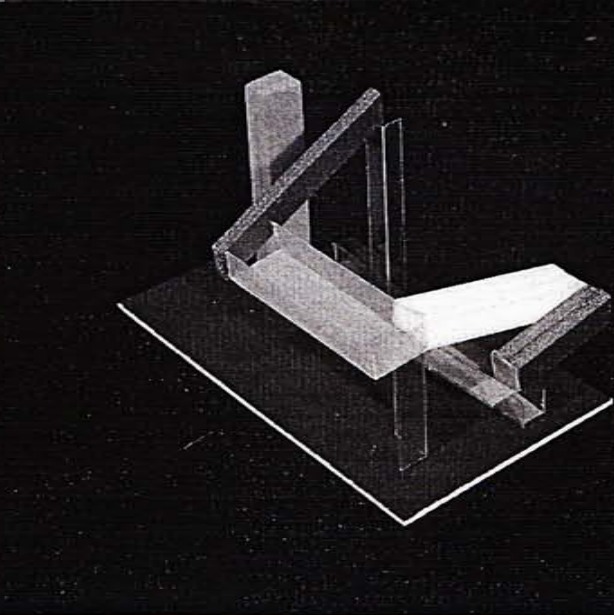
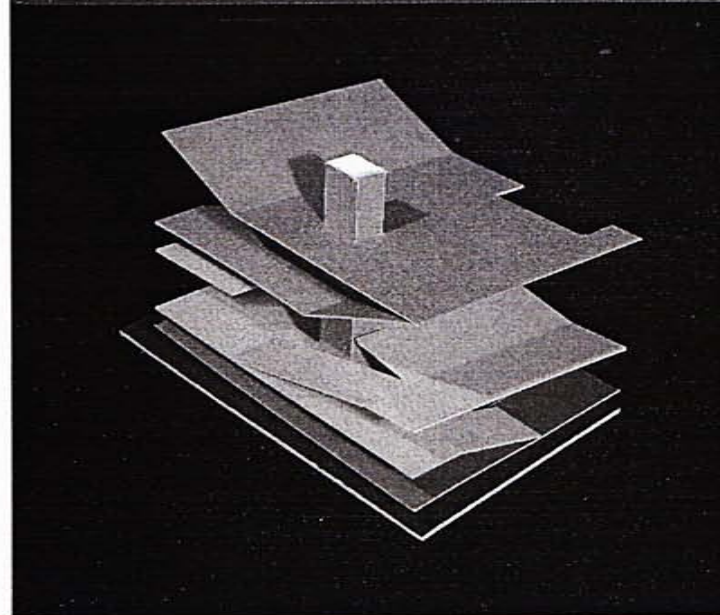
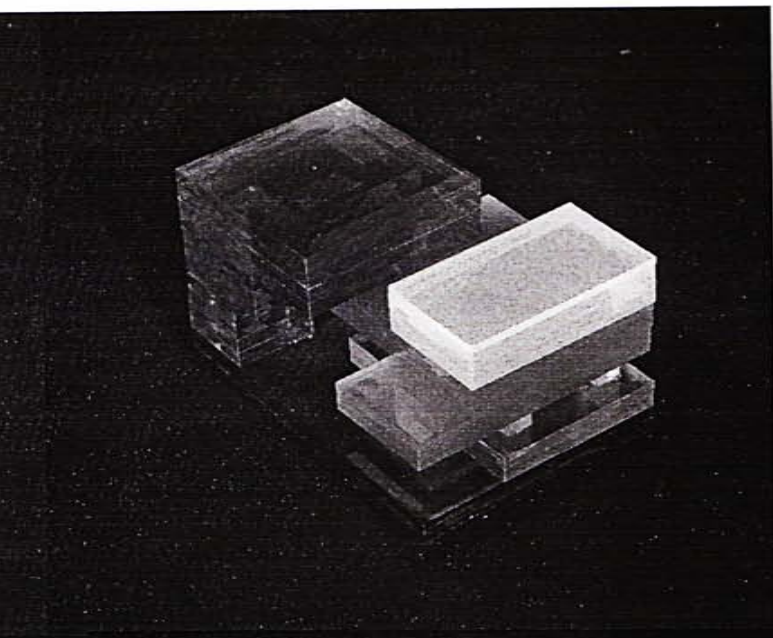
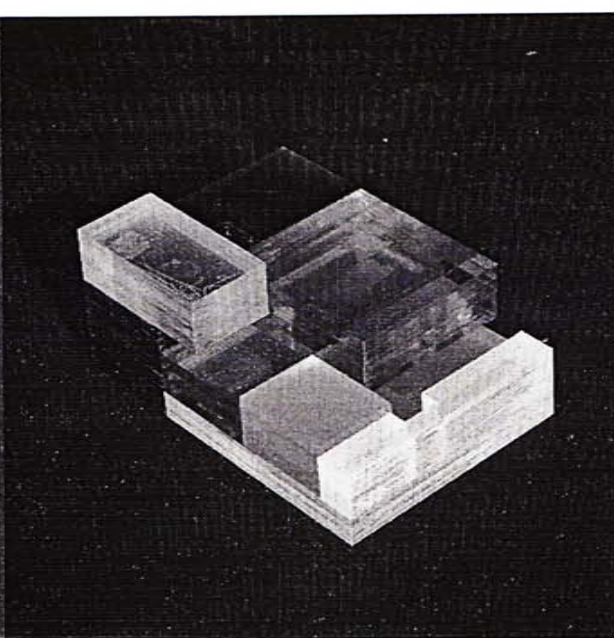
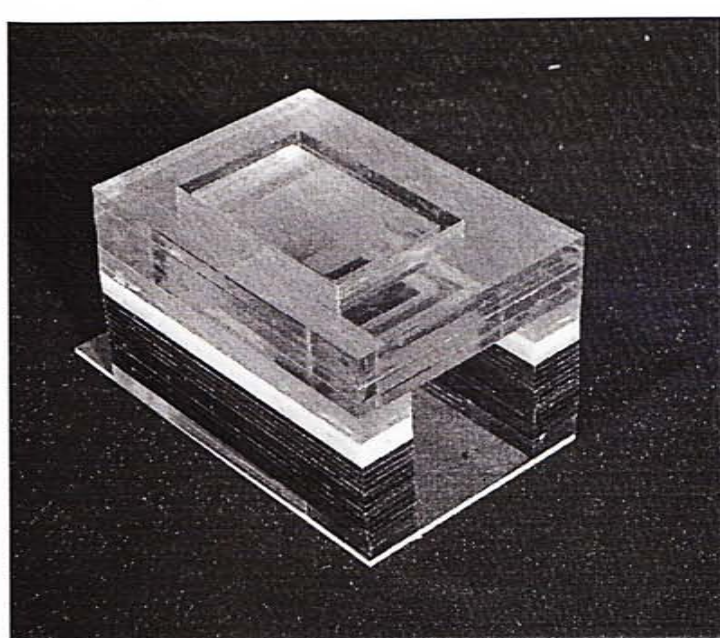
located at central part as core activities

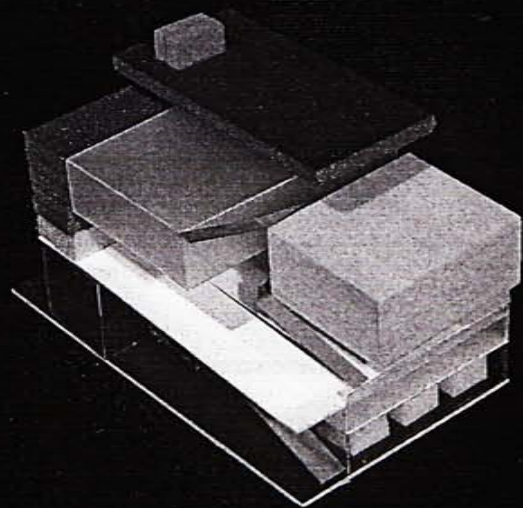
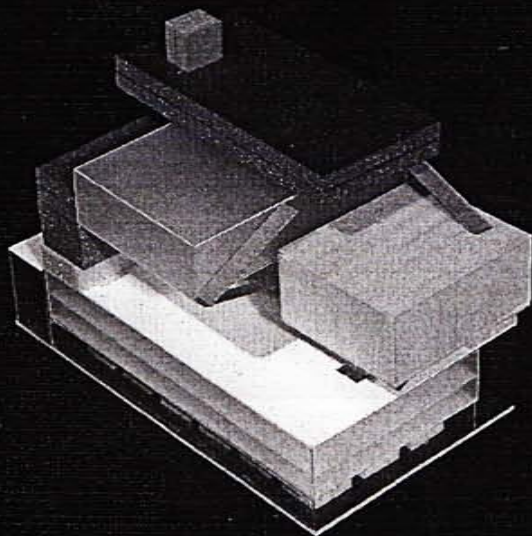
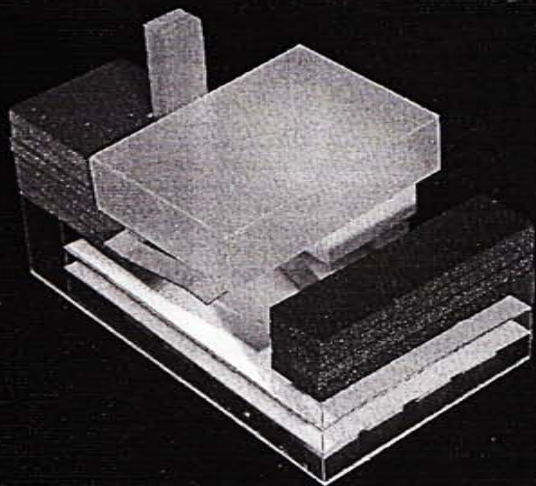
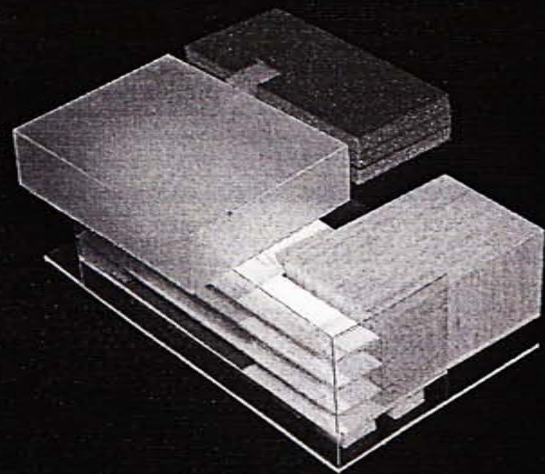
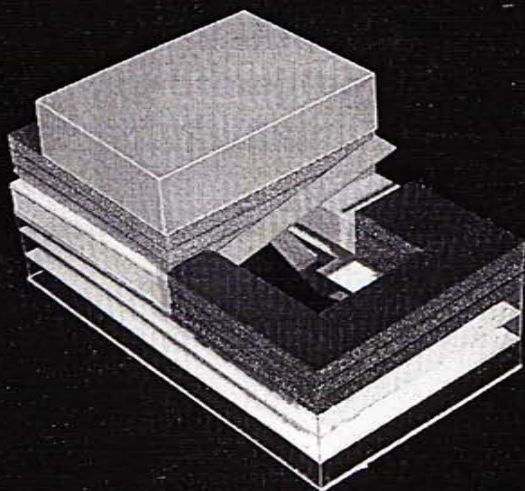
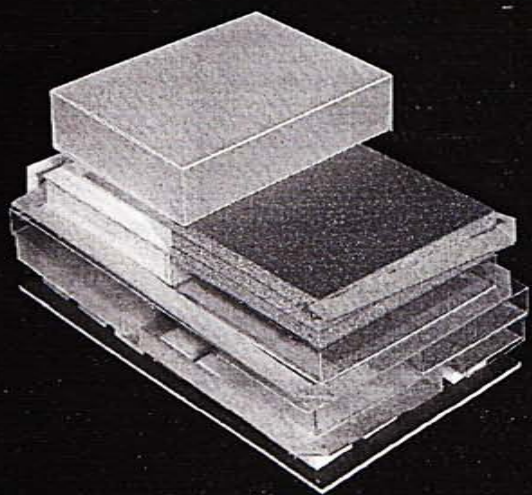


other space inserted into it

The Project

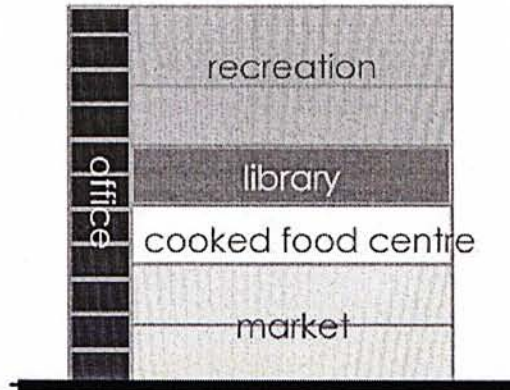
- > site
- > program
- > design strategies
- > **design development**



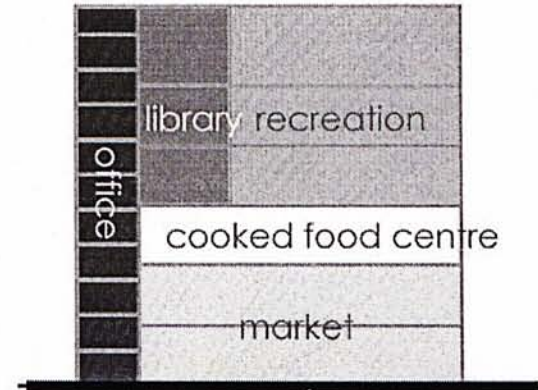




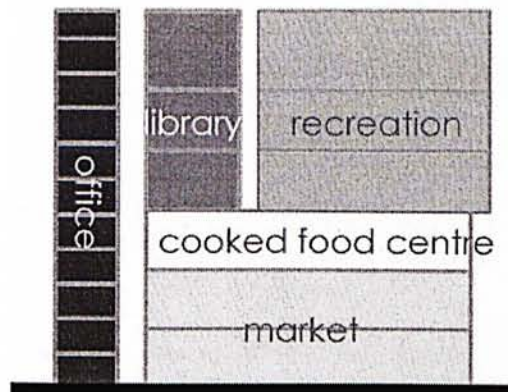
traditional design layered arrangement



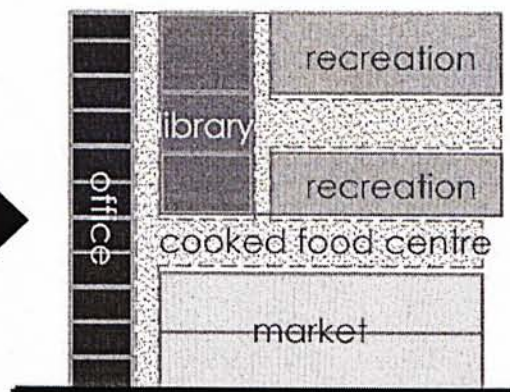
office put aside as a tower, leaving most site area for public programs



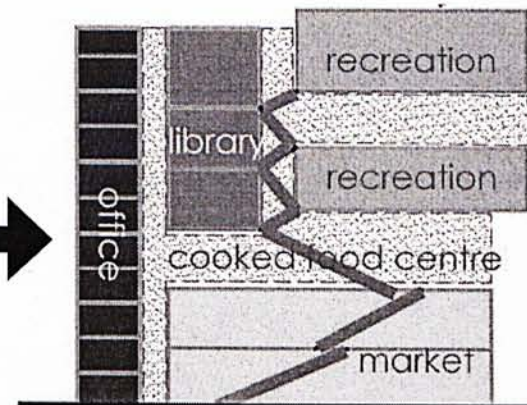
each program forms a box



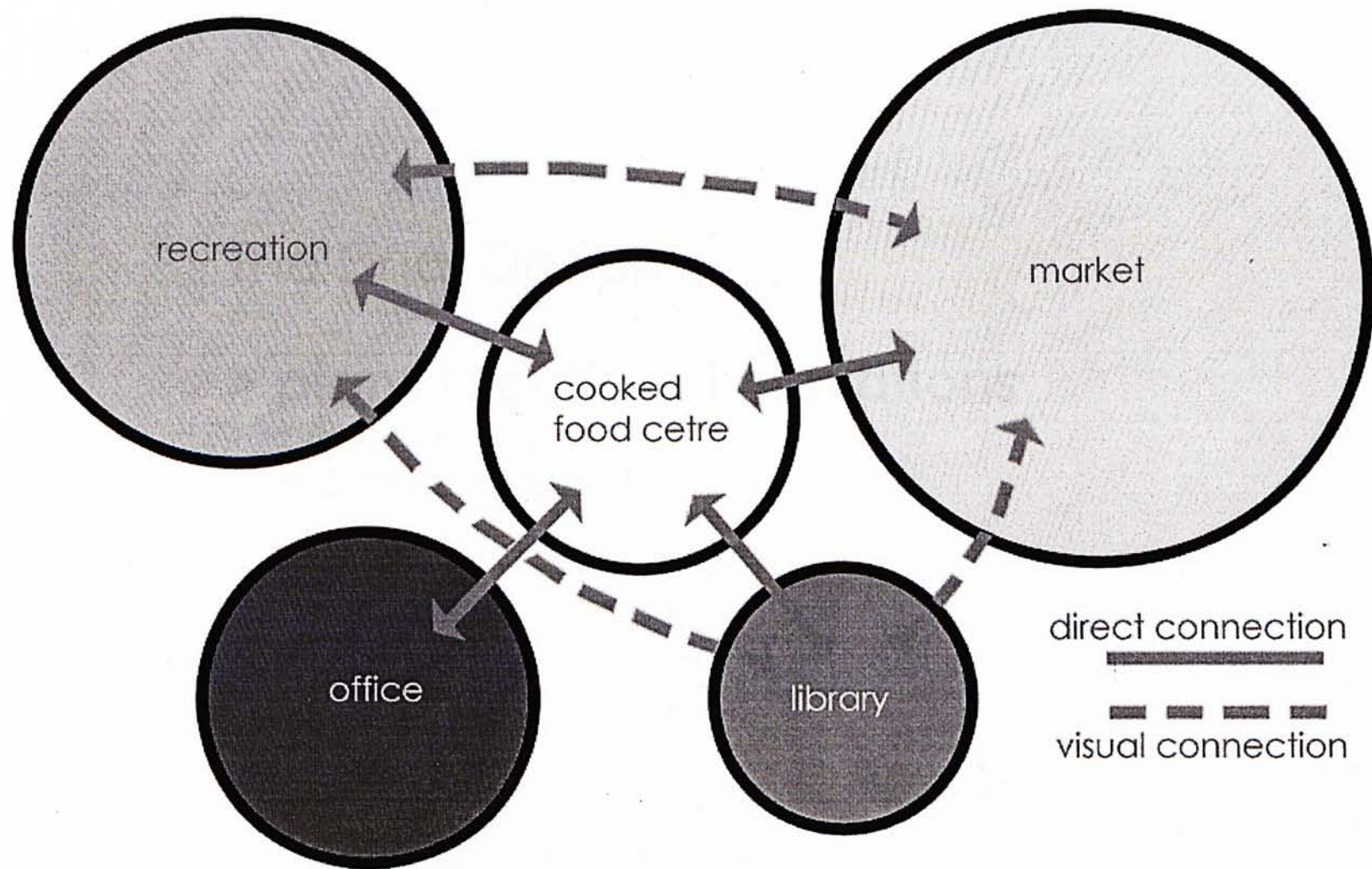
cooked food centre becomes part of the central buffer zone as it can act as connector to all programs



The void act as a visual as well as physical connector as a path inside the void connect programs.



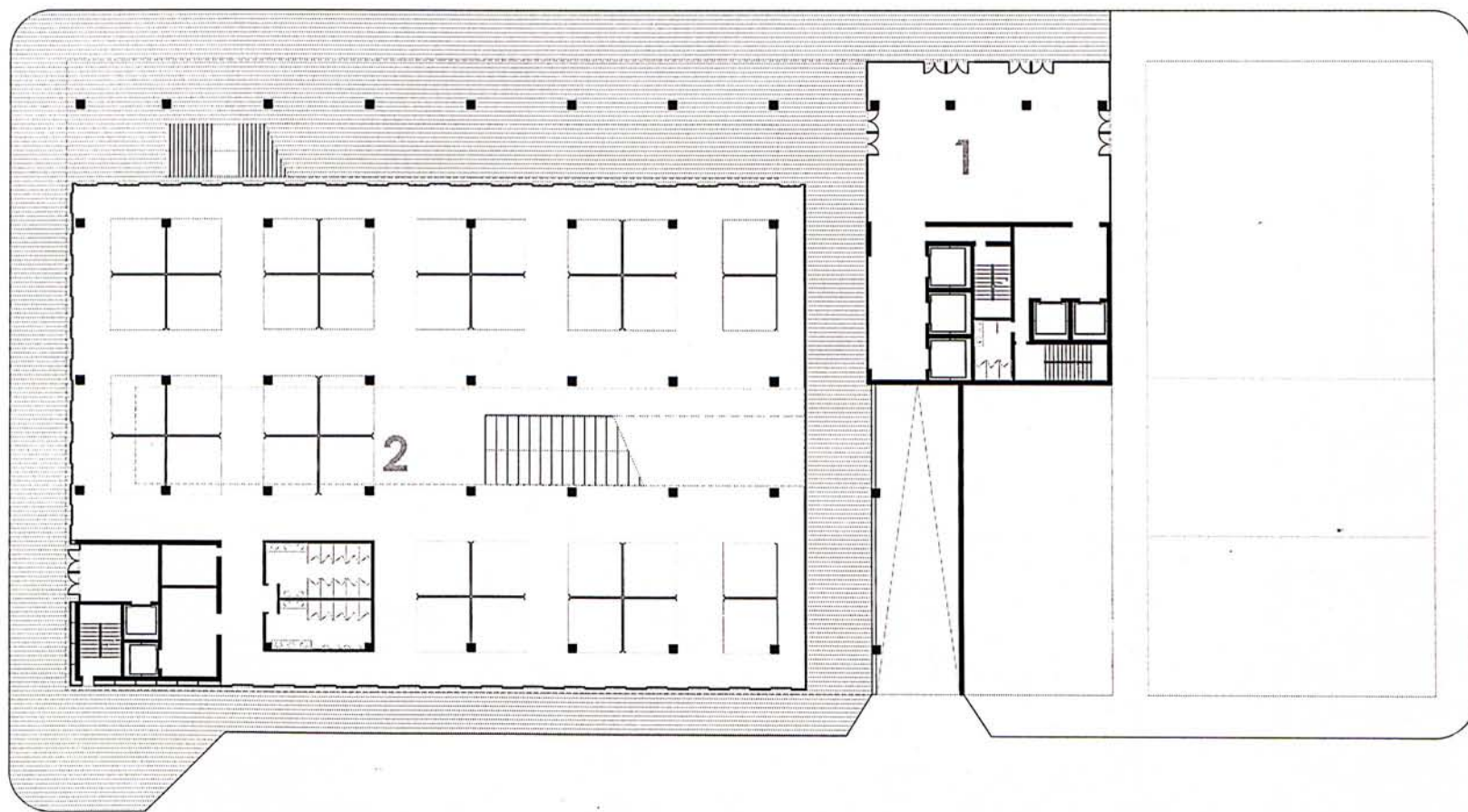
boxes are pulling apart to provide buffer/ interaction zone for contradicting functions



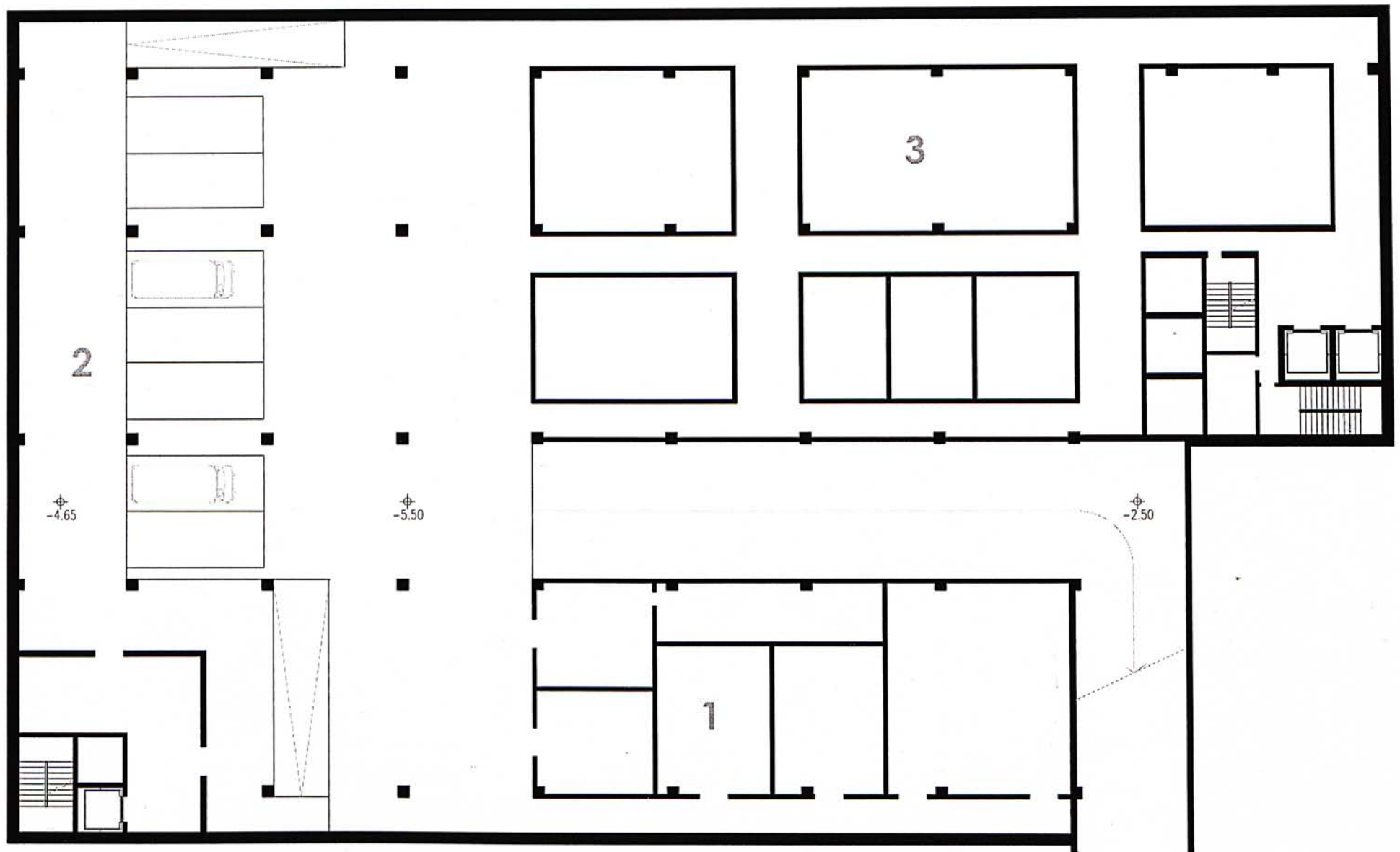
The Final Design

> **plans | sections | elevations**

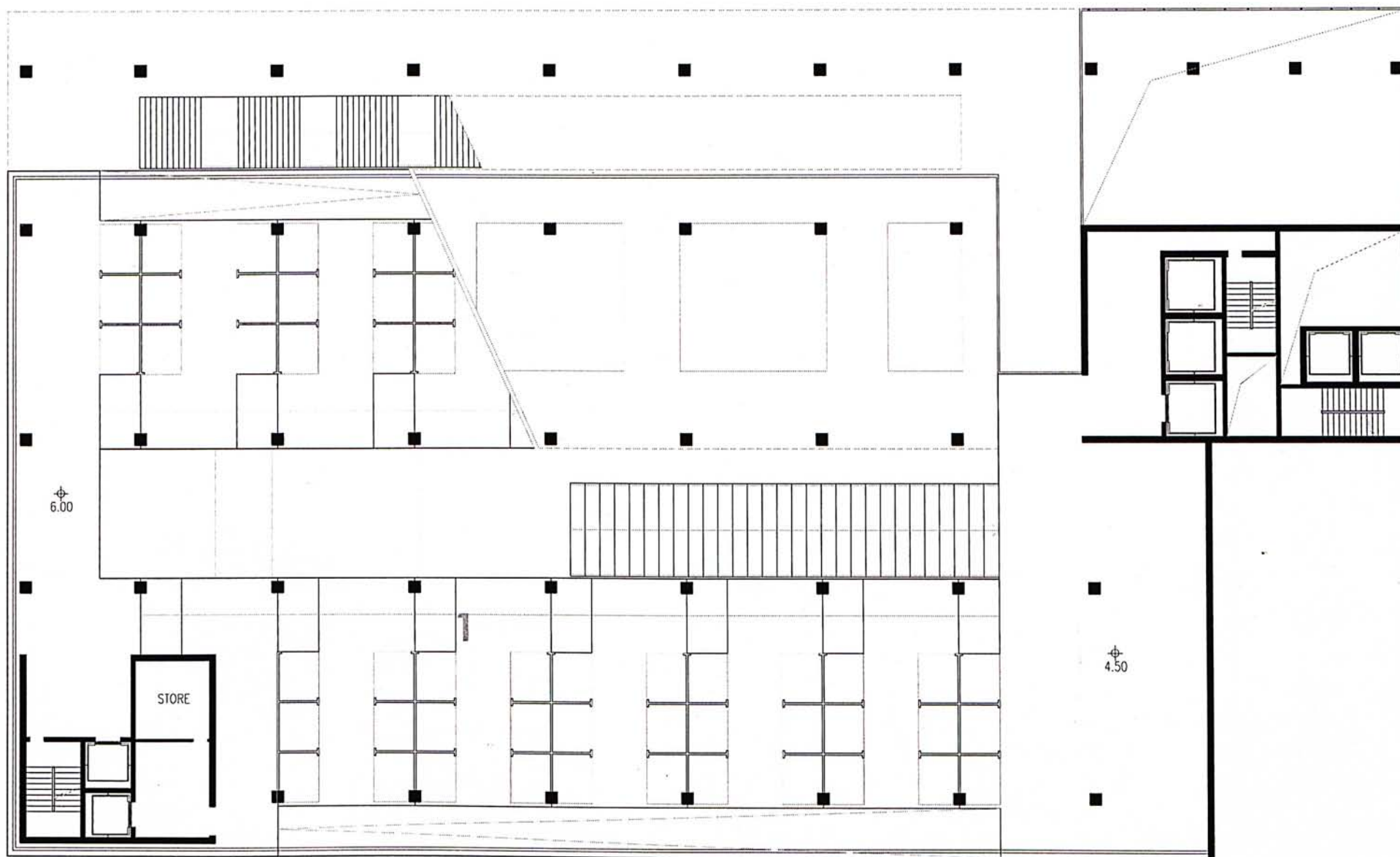
- > perspective views
- > presentation panel



PLAN LEVEL 0 M 1/500
1 FOYER
2 WET MARKET

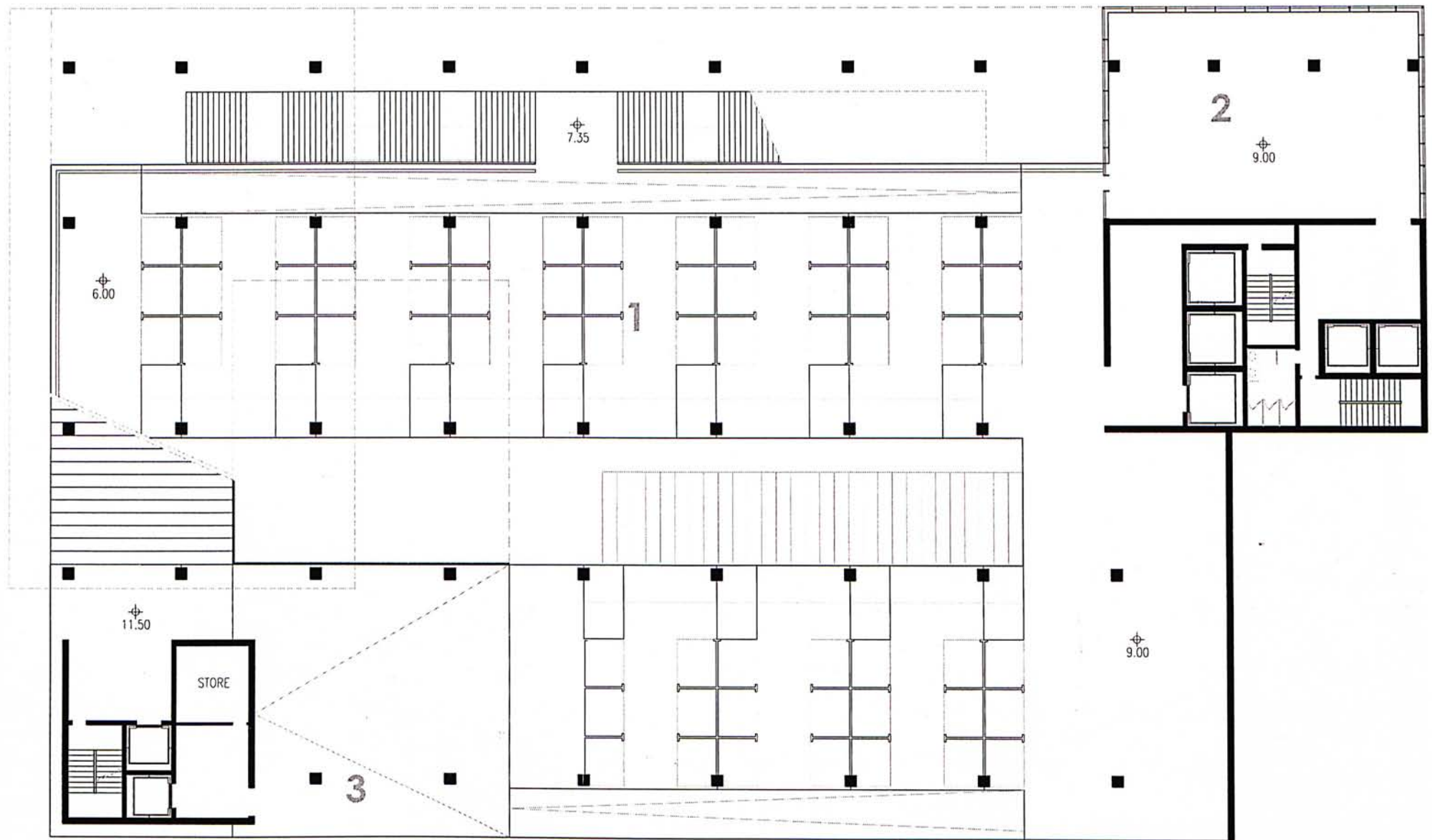


PLAN LEVEL -5.50 M 1/300
1 MECHANICAL SPACES
2 LOADING BAY
3 STORAGES

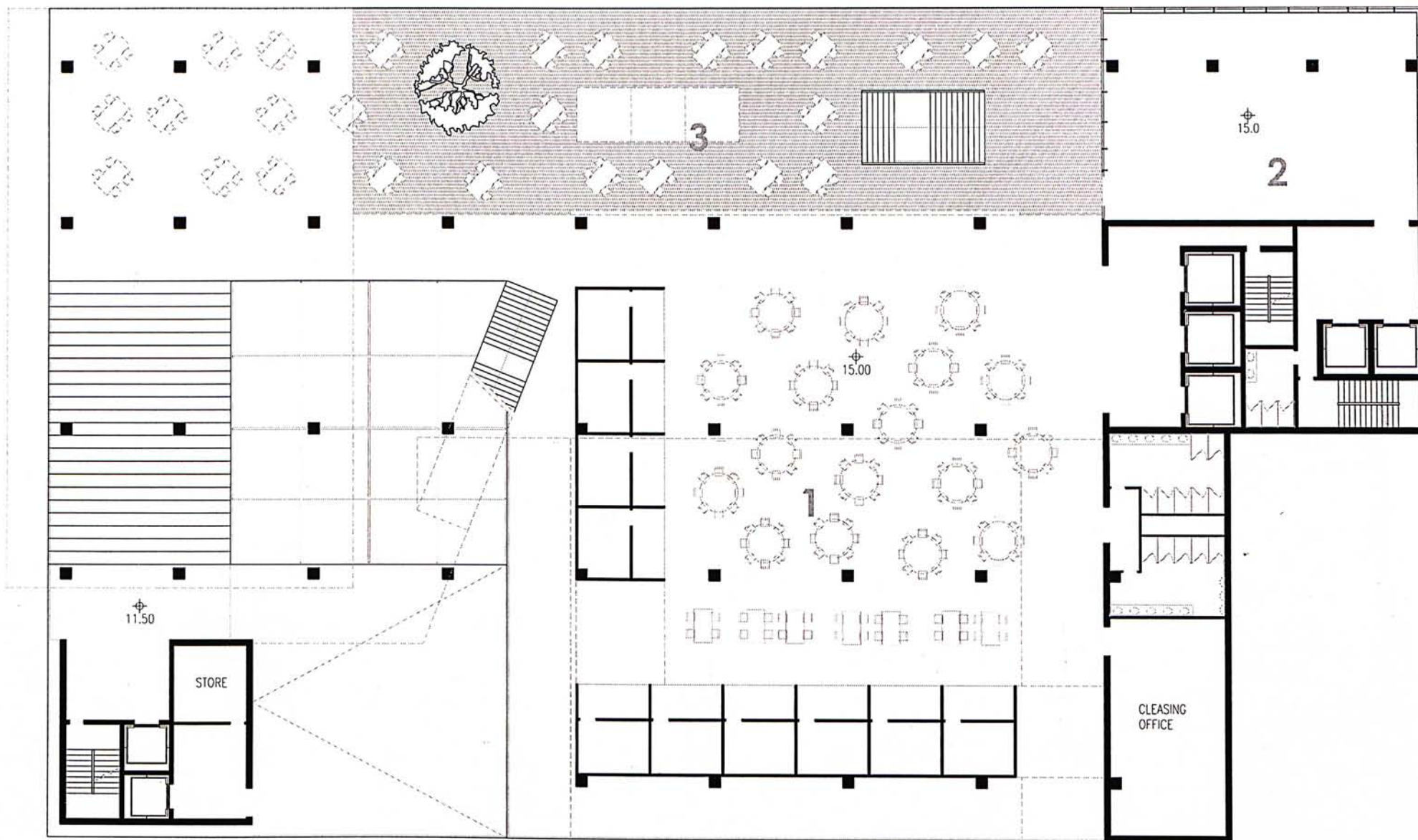


PLAN LEVEL +6.7 M 1/300

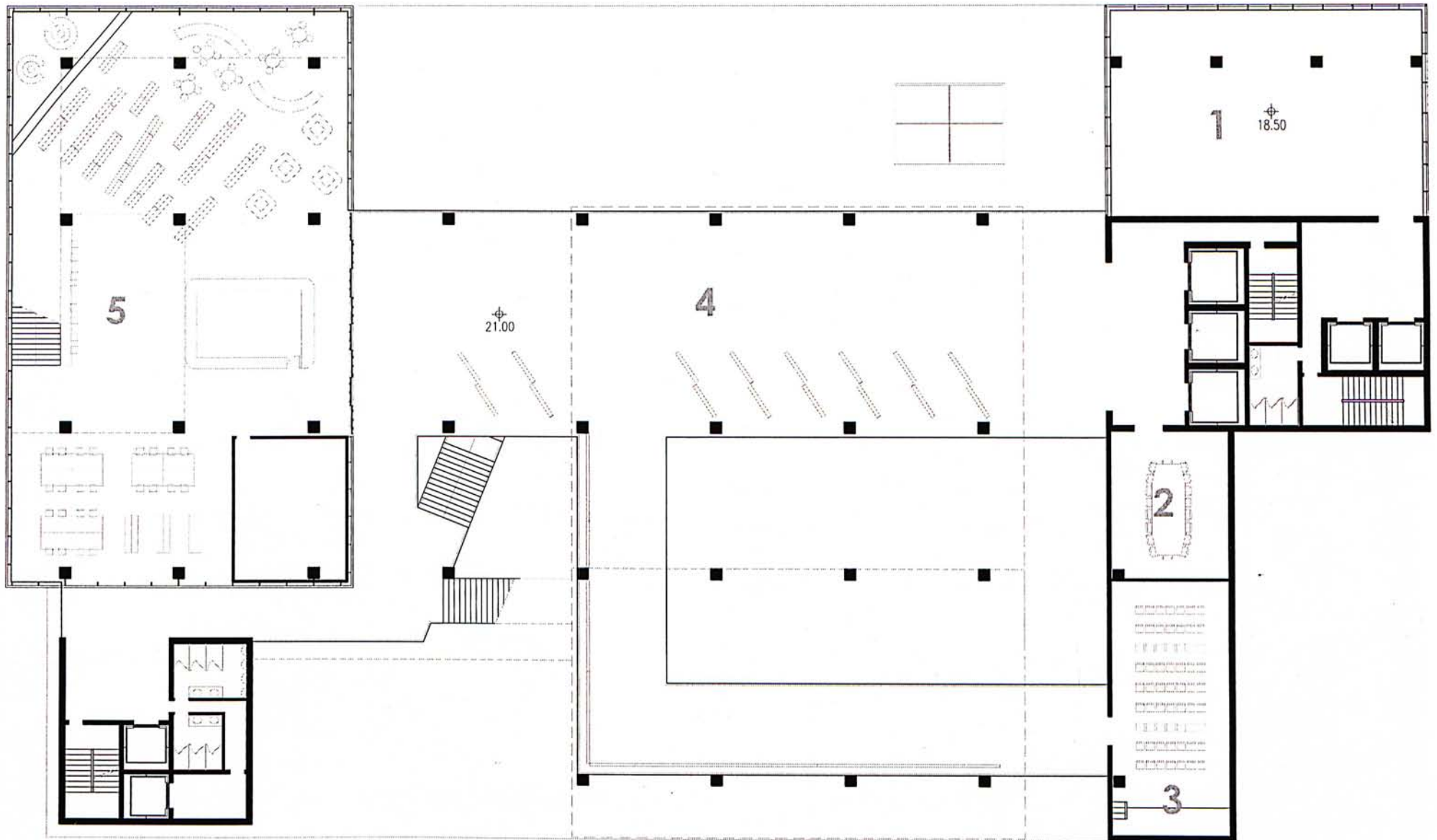
1 DRY MARKET



PLAN LEVEL +12.0 M 1/300
1 DRY MARKET
2 OFFICE
3 CAFE



PLAN LEVEL +15.0 M 1/300
 1 COOKED FOOD CENTRE
 2 OFFICE
 3 OUTDOOR DINING AREA



PLAN LEVEL +21.0 M 1/300

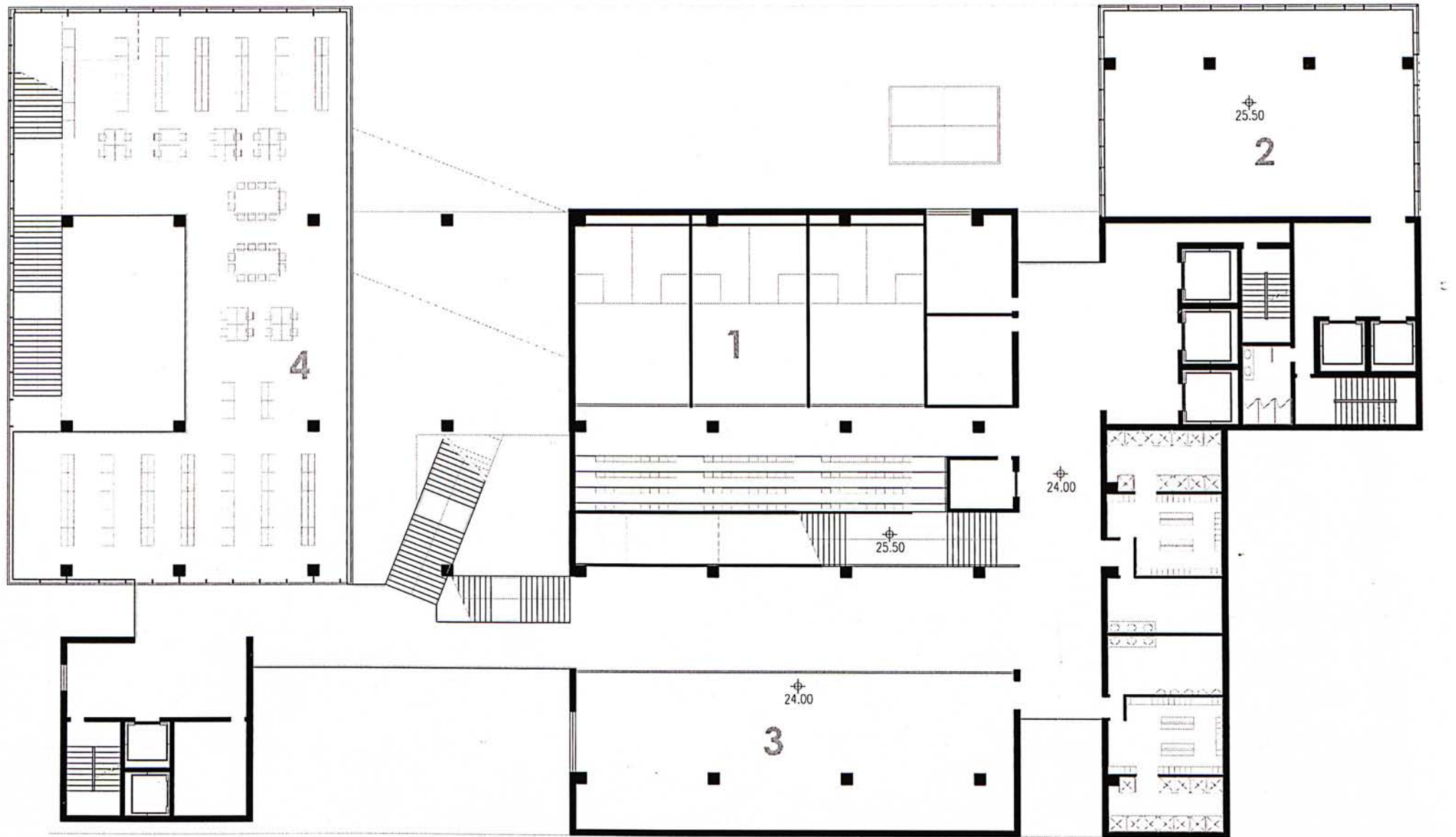
1 OFFICE

2 CONFERENCE ROOM

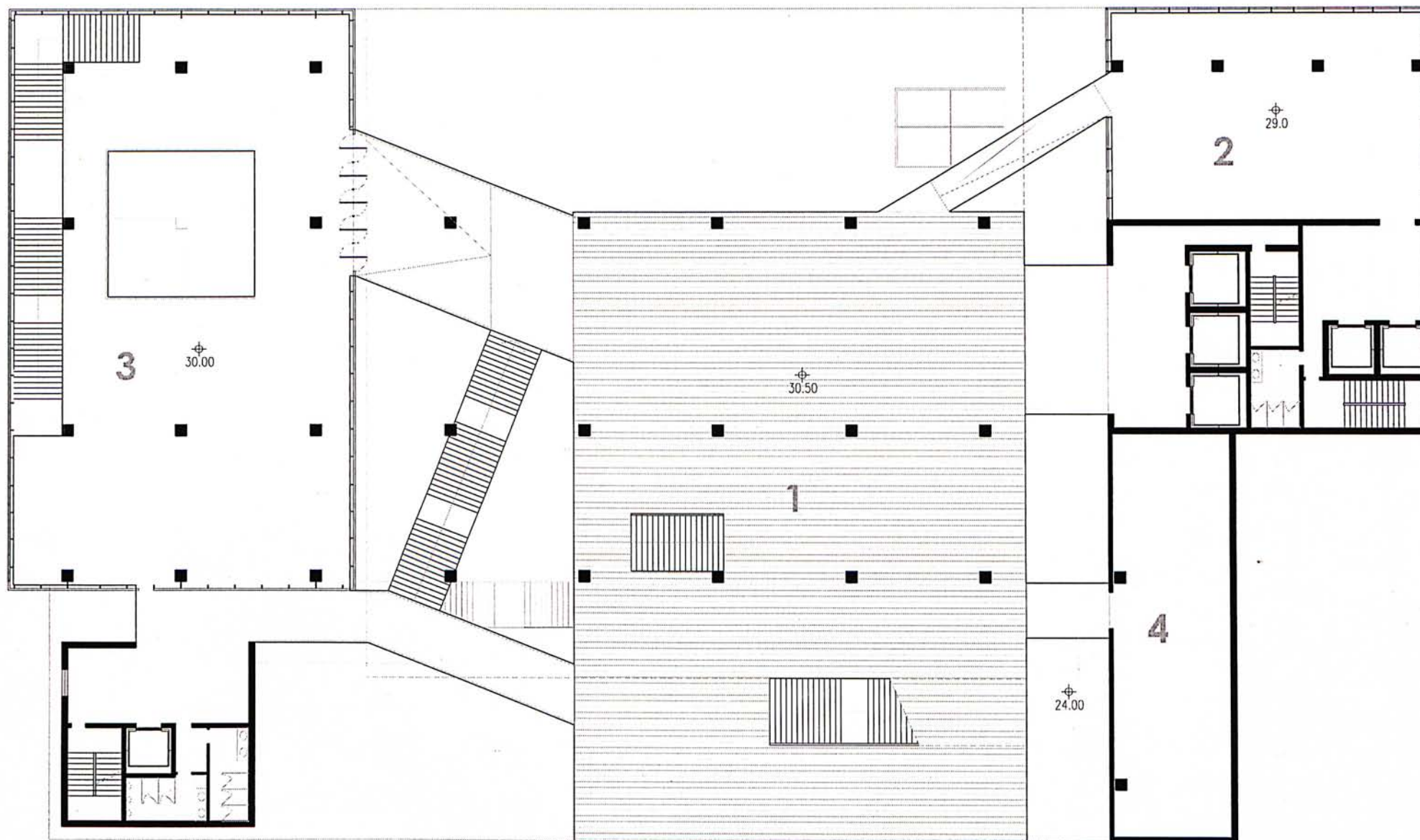
3 MINI ASSEMBLY HALL

4 GALLERY

5 LIBRARY



PLAN LEVEL +24.0 M 1/300
1 SQUASH COURTS
2 OFFICE
3 FITNESS CENTRE
4 LIBRARY



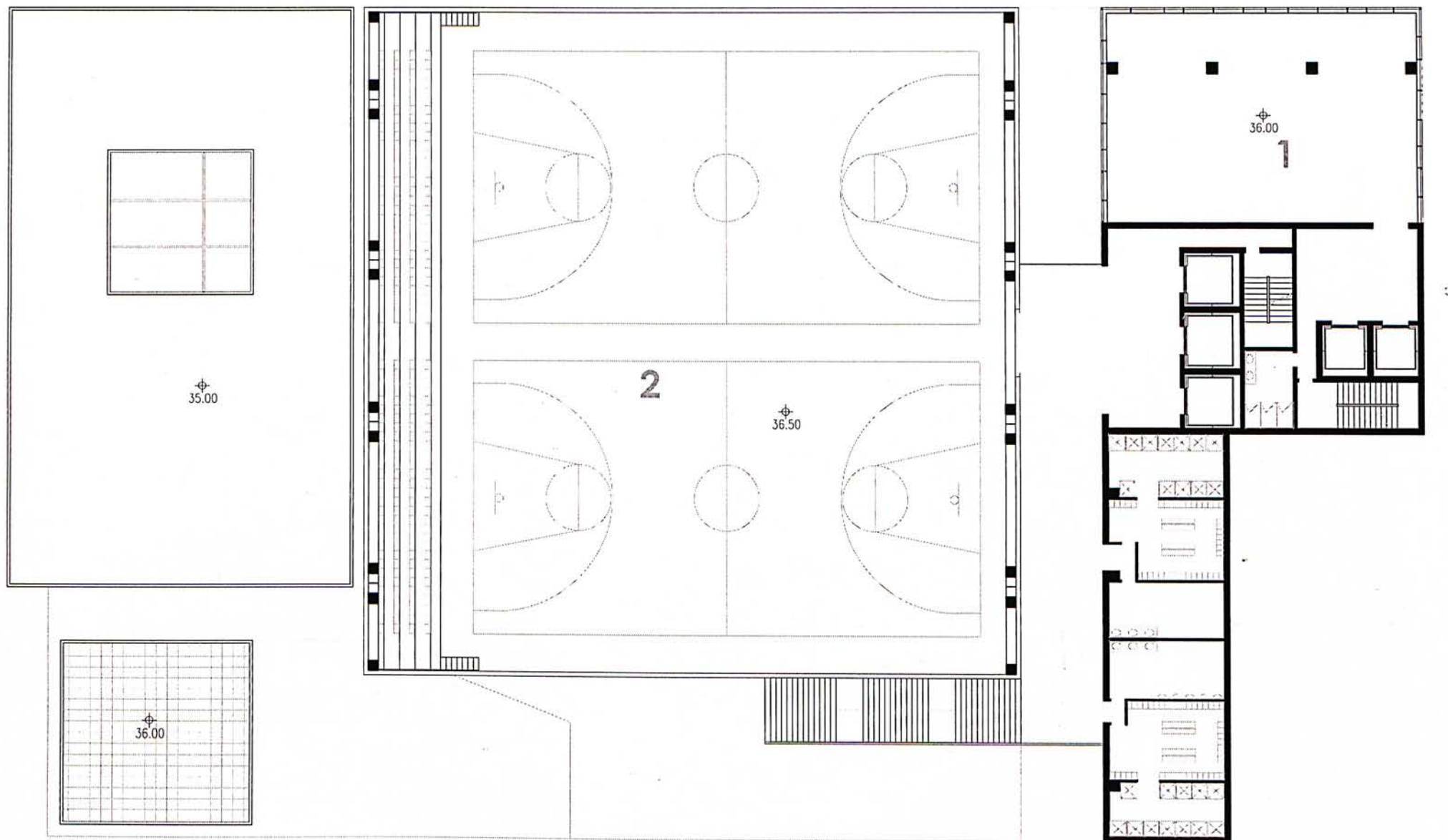
PLAN LEVEL +30.5 M 1/300

1 PRAK . CHILDREN PLAY AREA

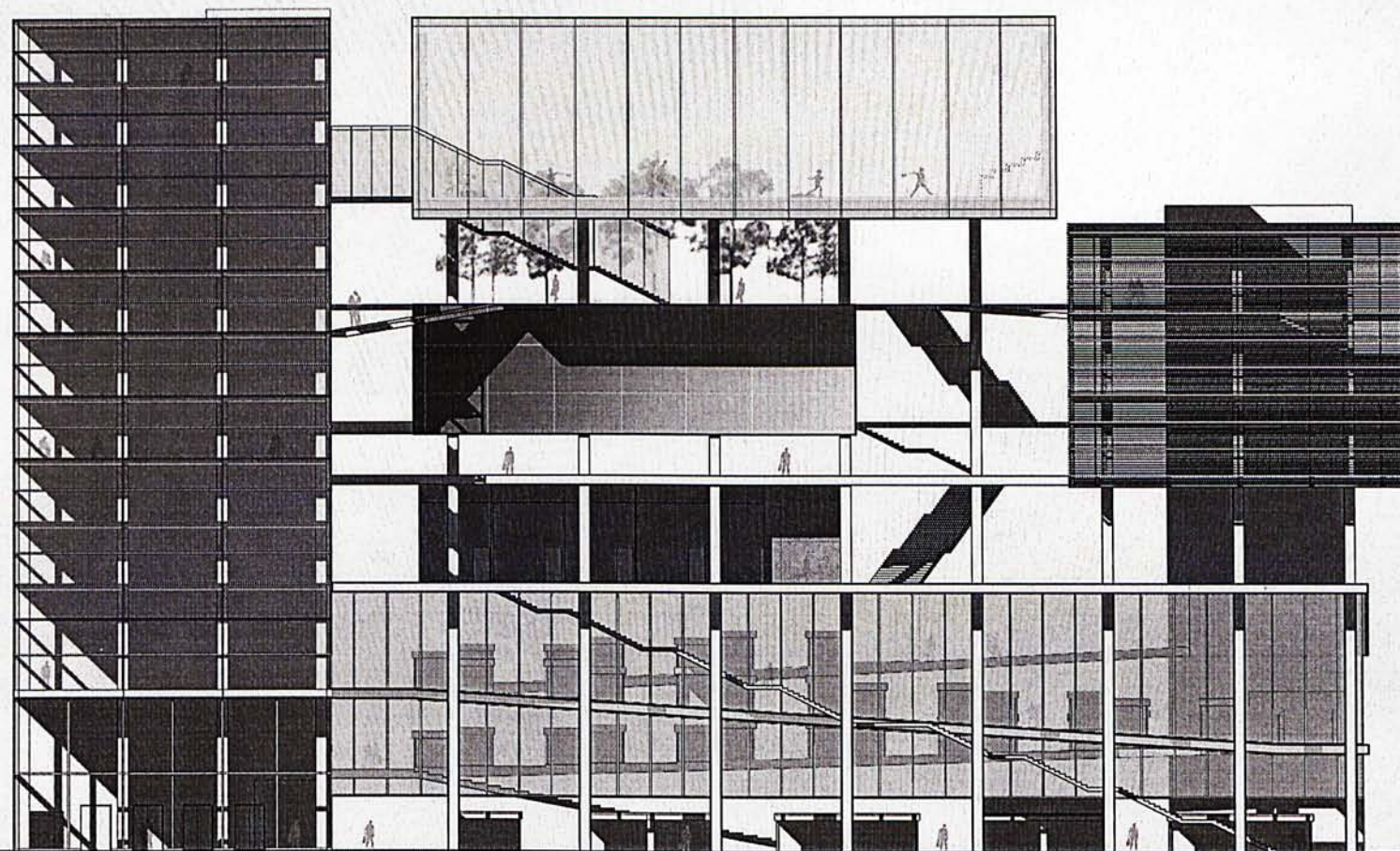
2 OFFICE

3 SELF STUDYING ROOM

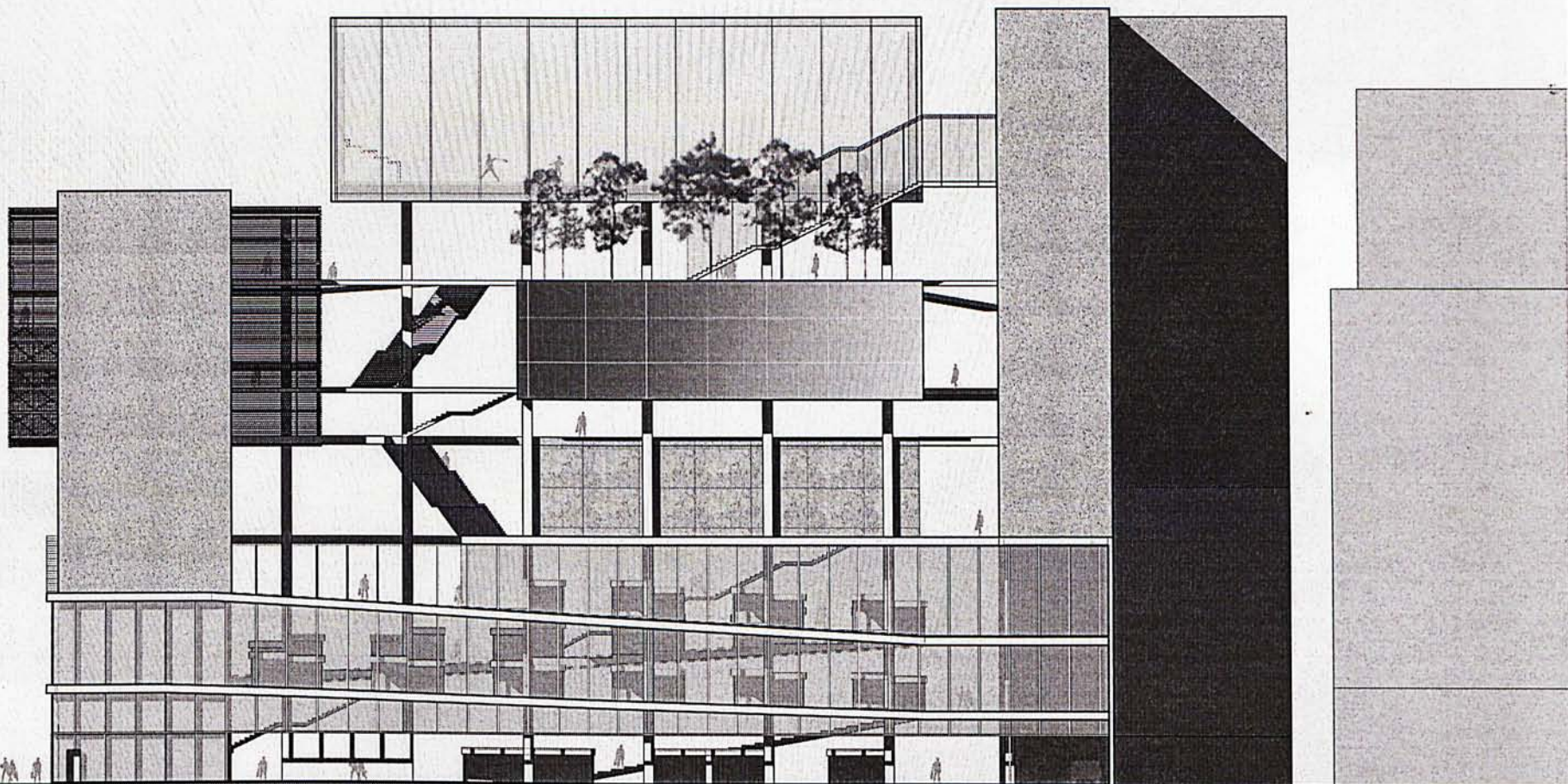
4 INDOOR REST ROOM



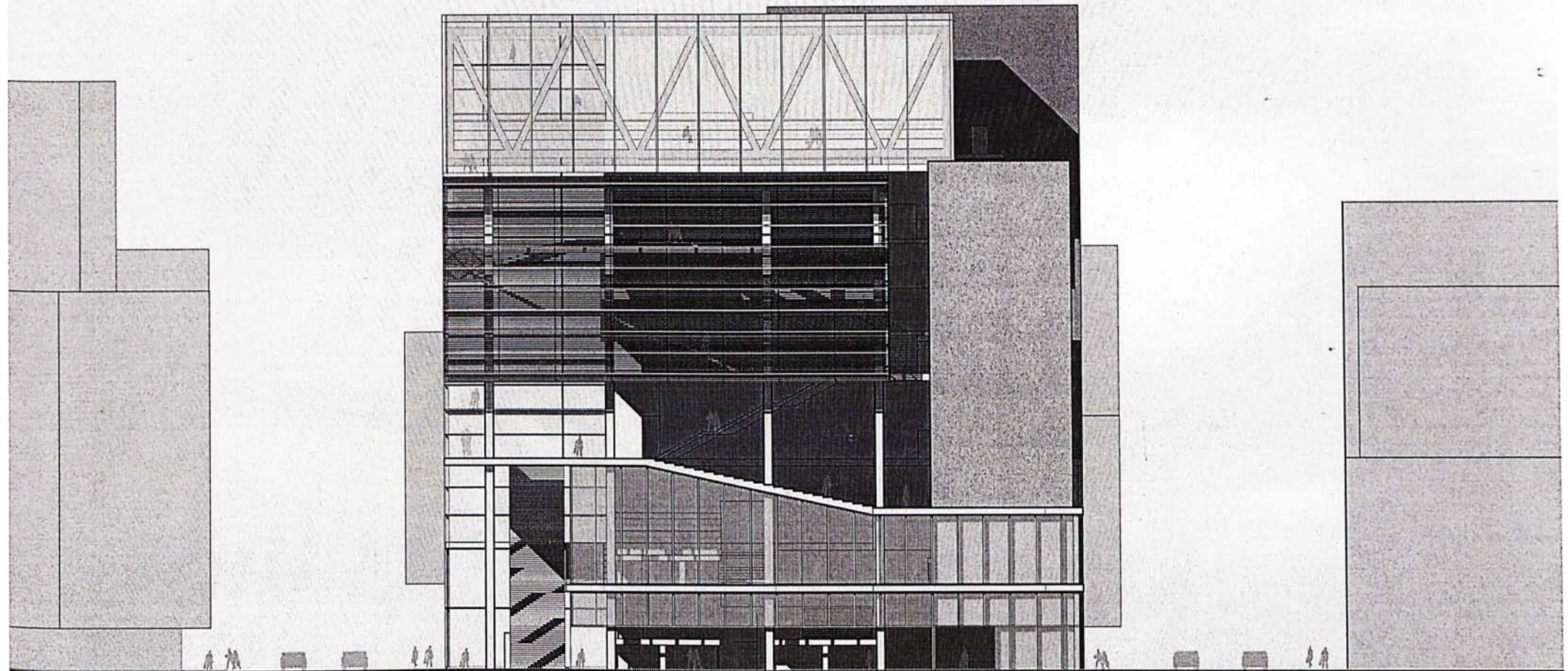
PLAN LEVEL +36.5 M 1/300
 1 OFFICE
 2 INDOOR GAMES ARENA



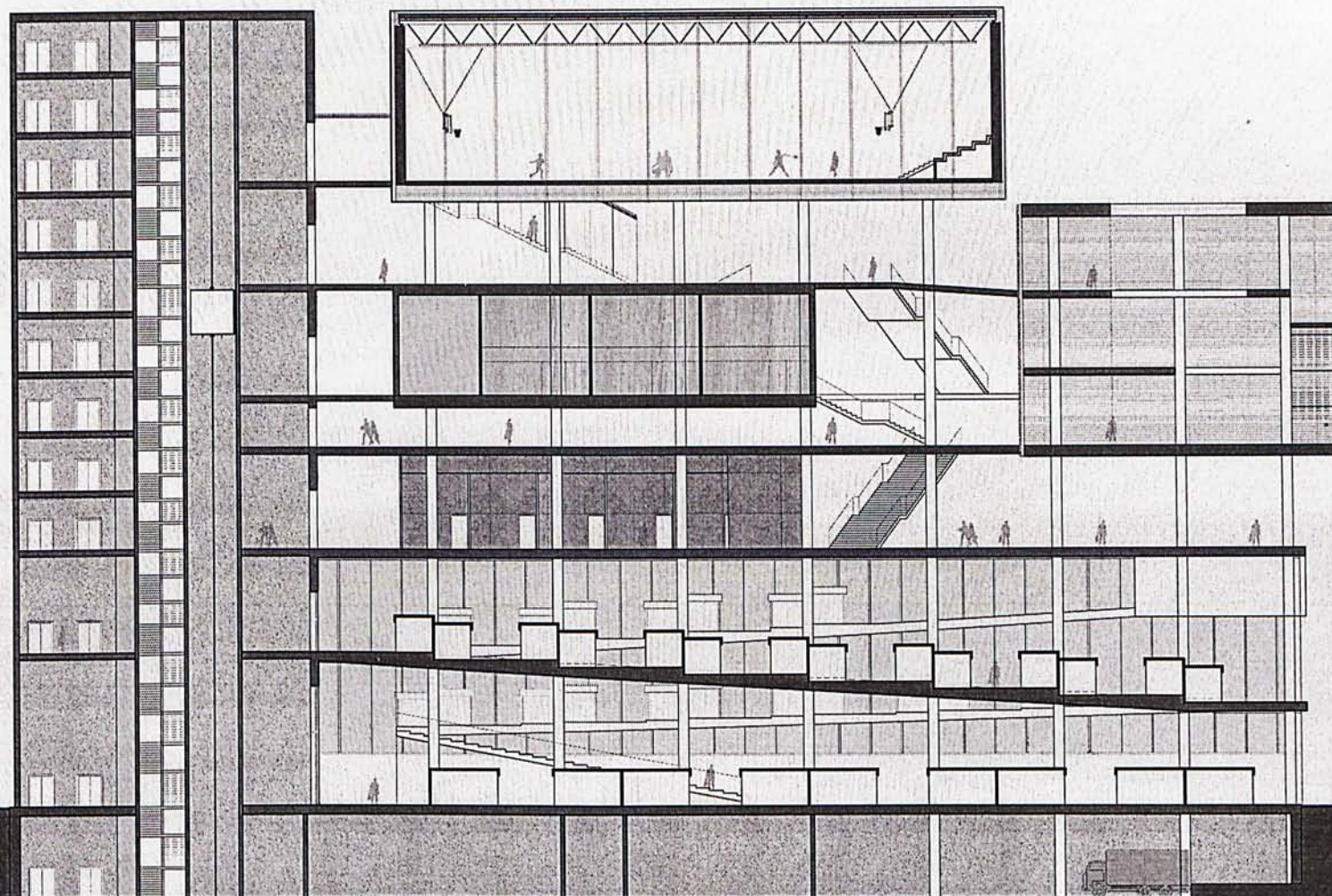
front elevation 1/400



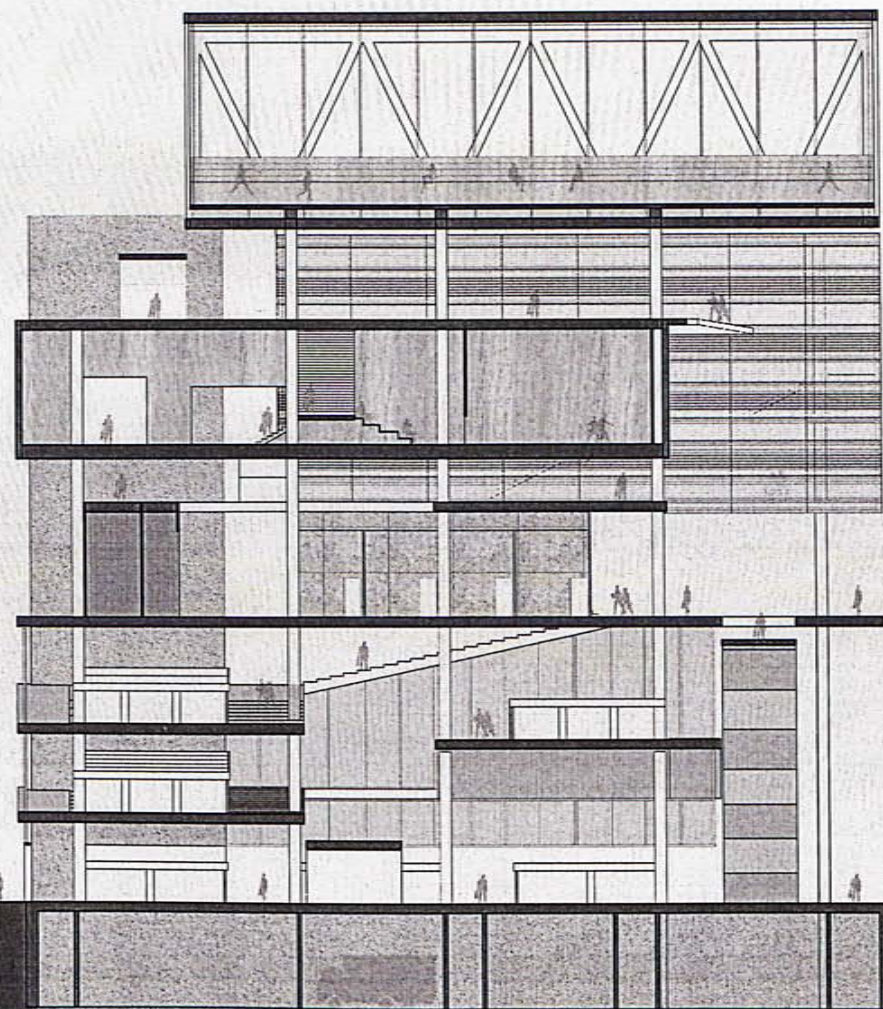
back elevation 1/400



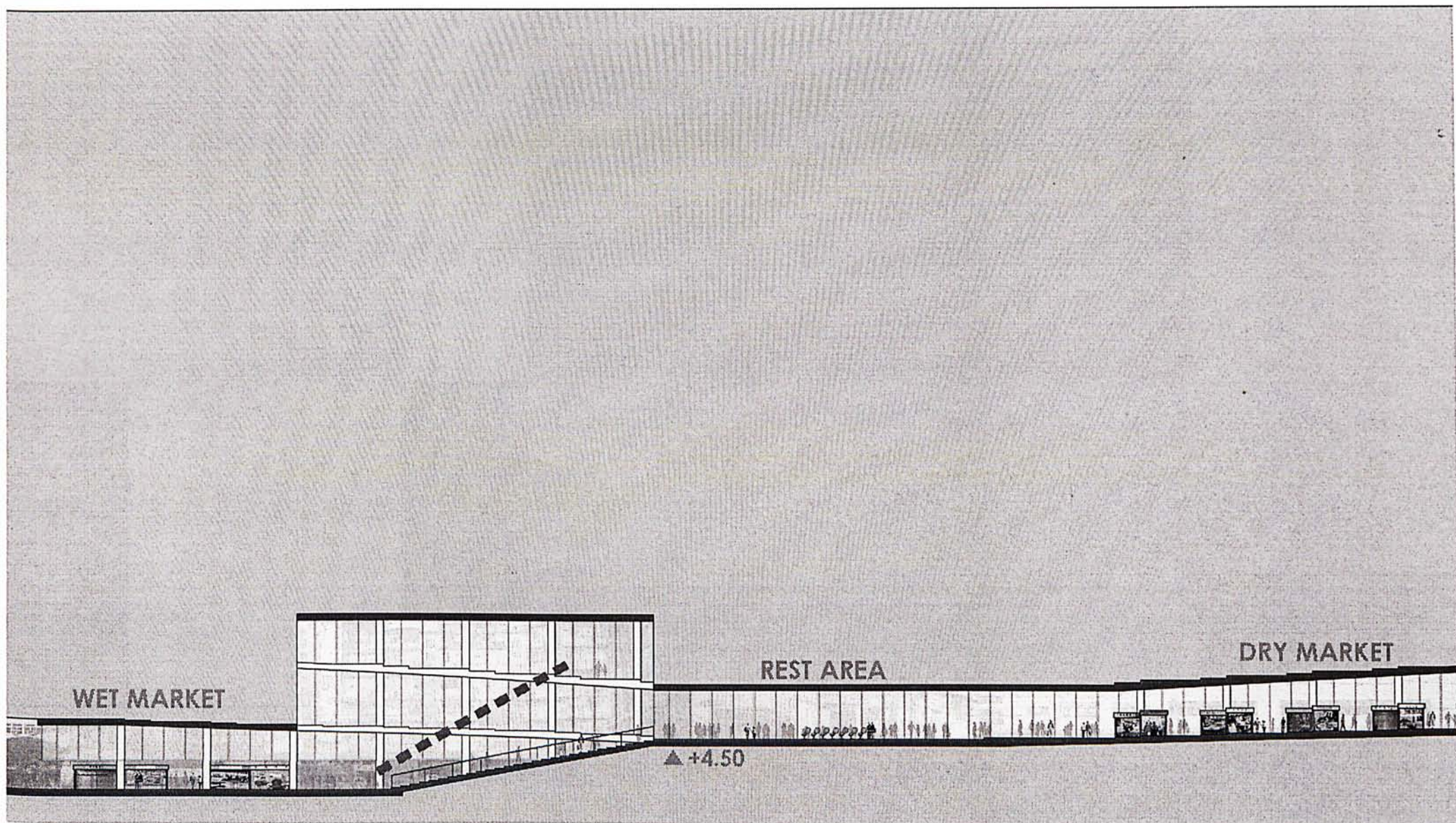
side elevation 1/400

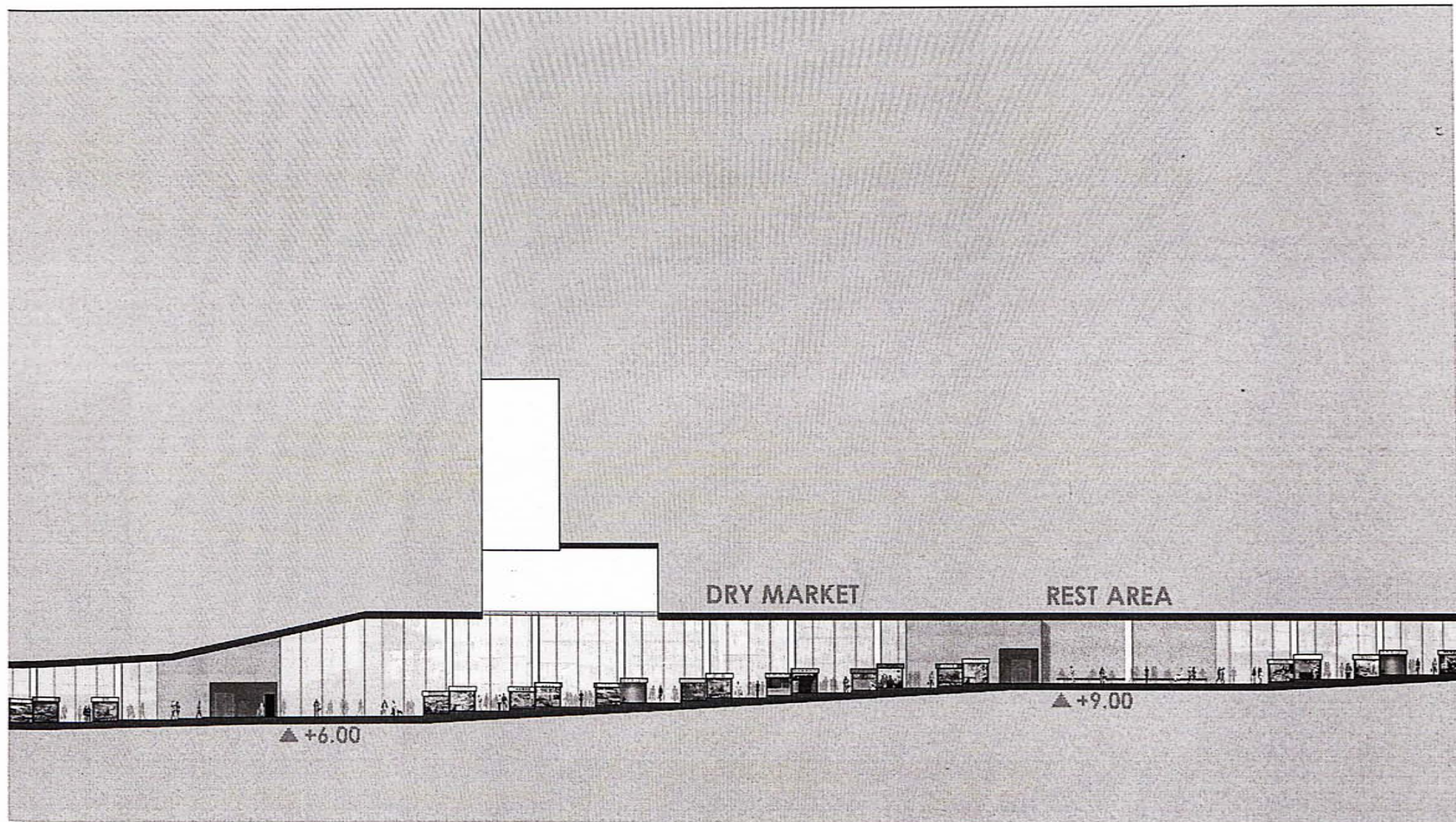


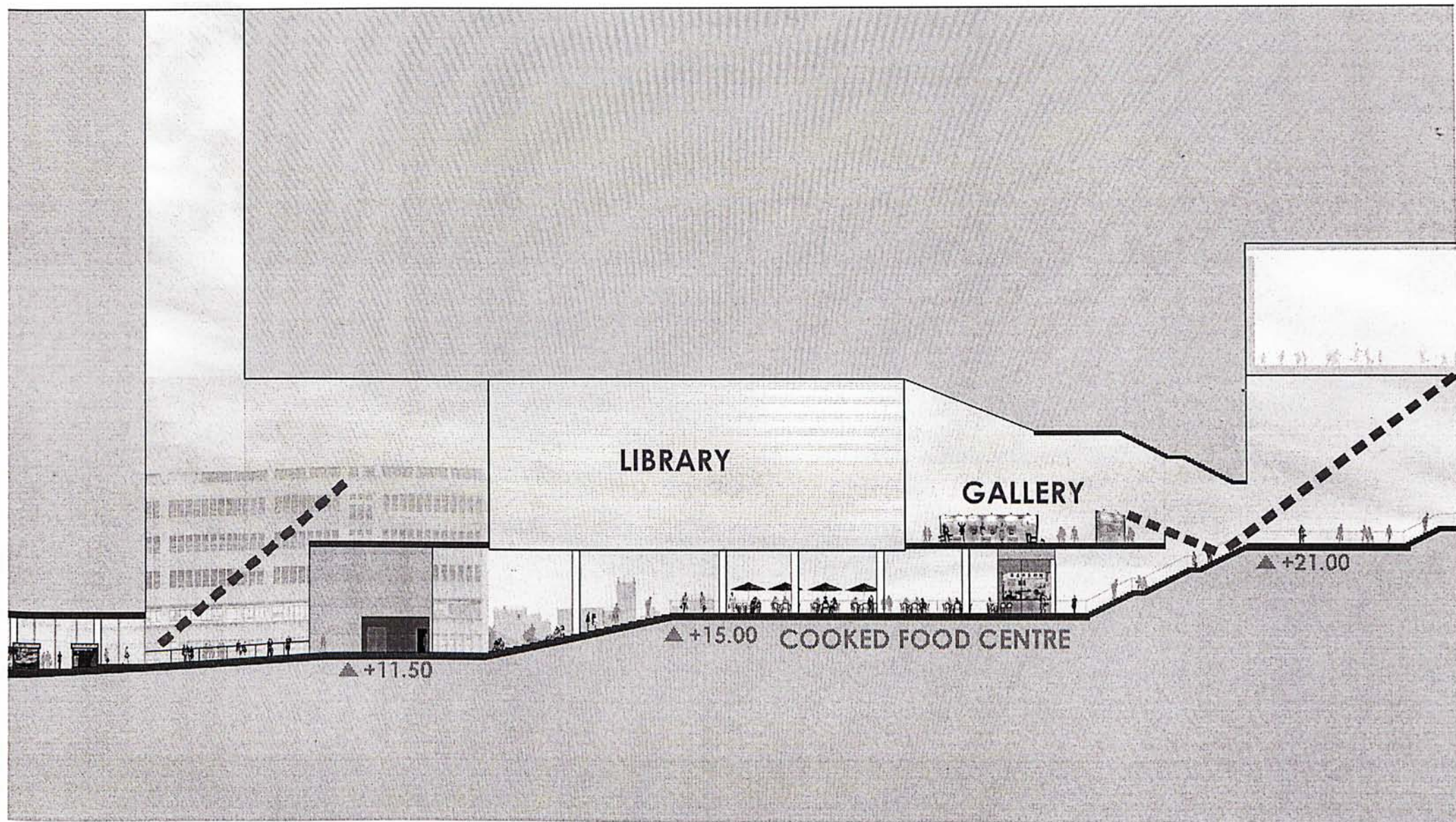
section 1 1/400

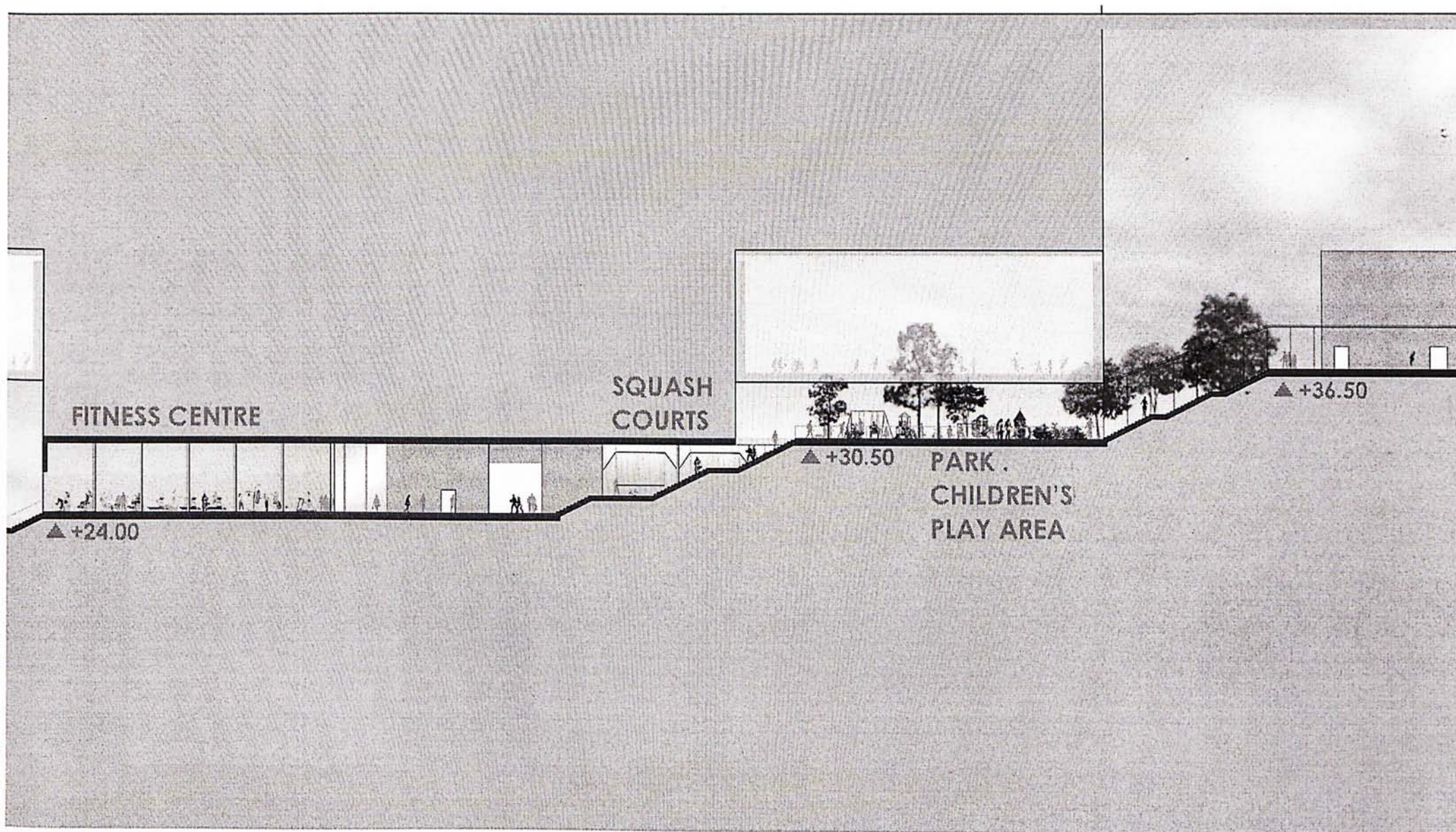


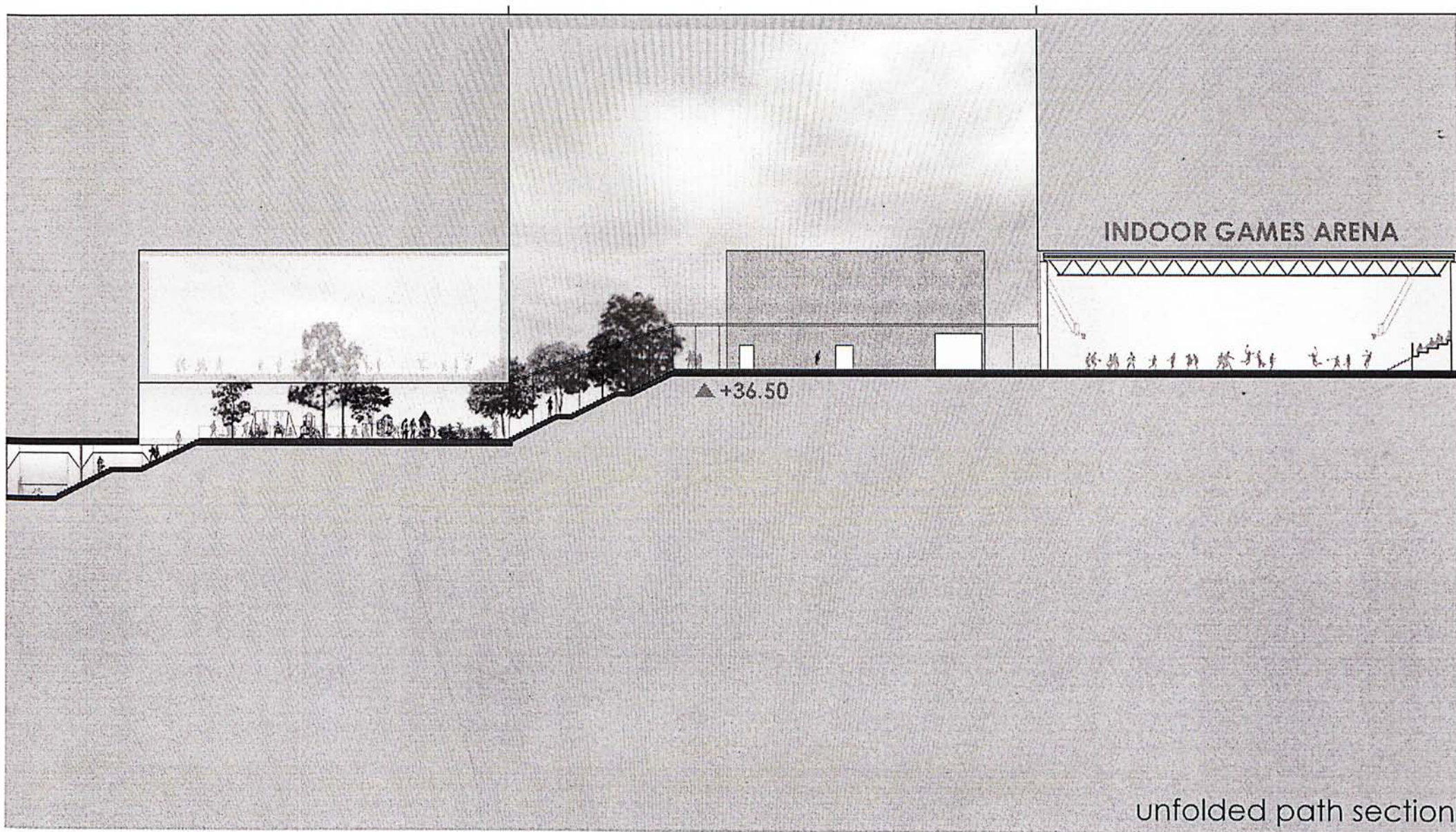
section 2 1/400





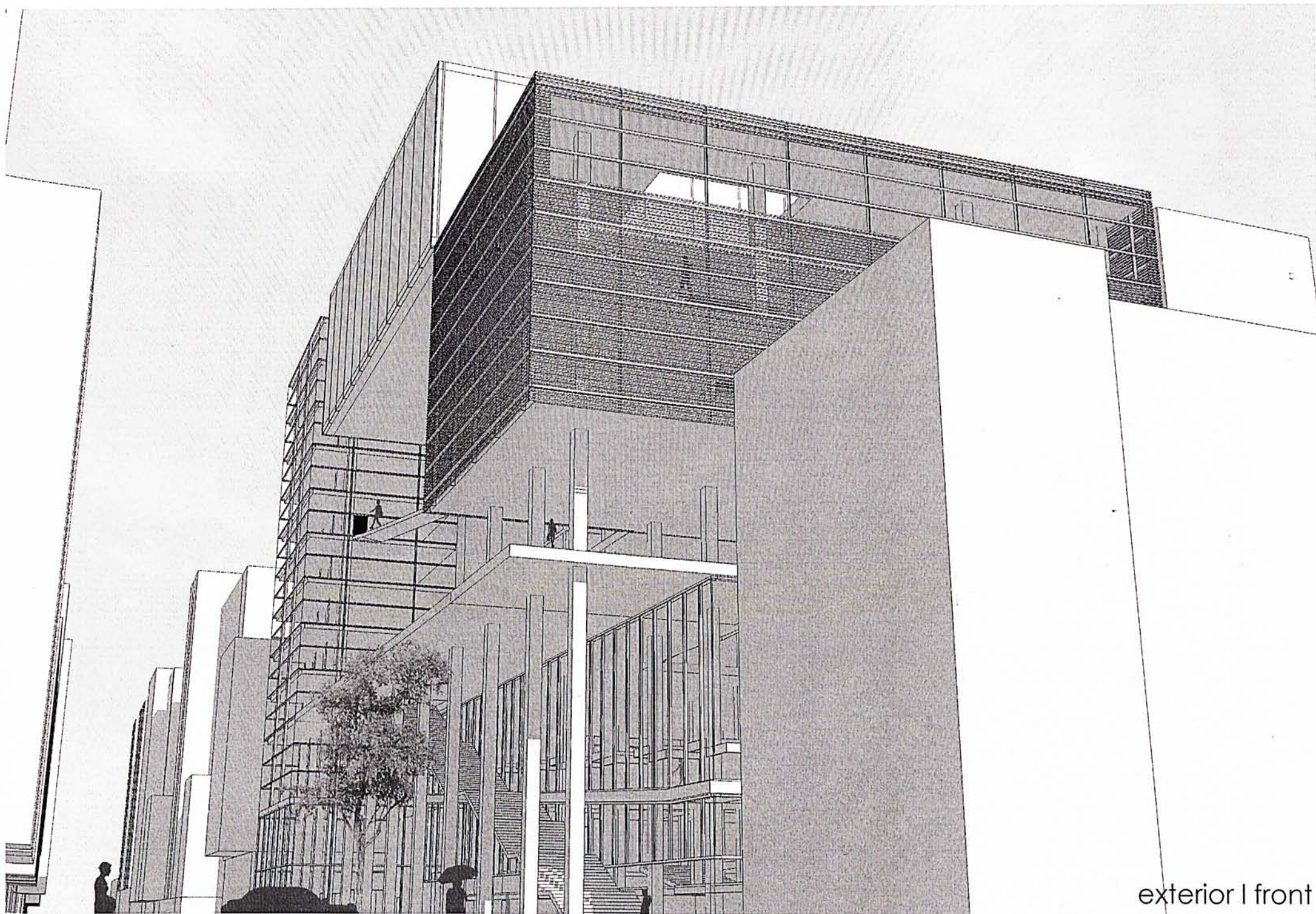




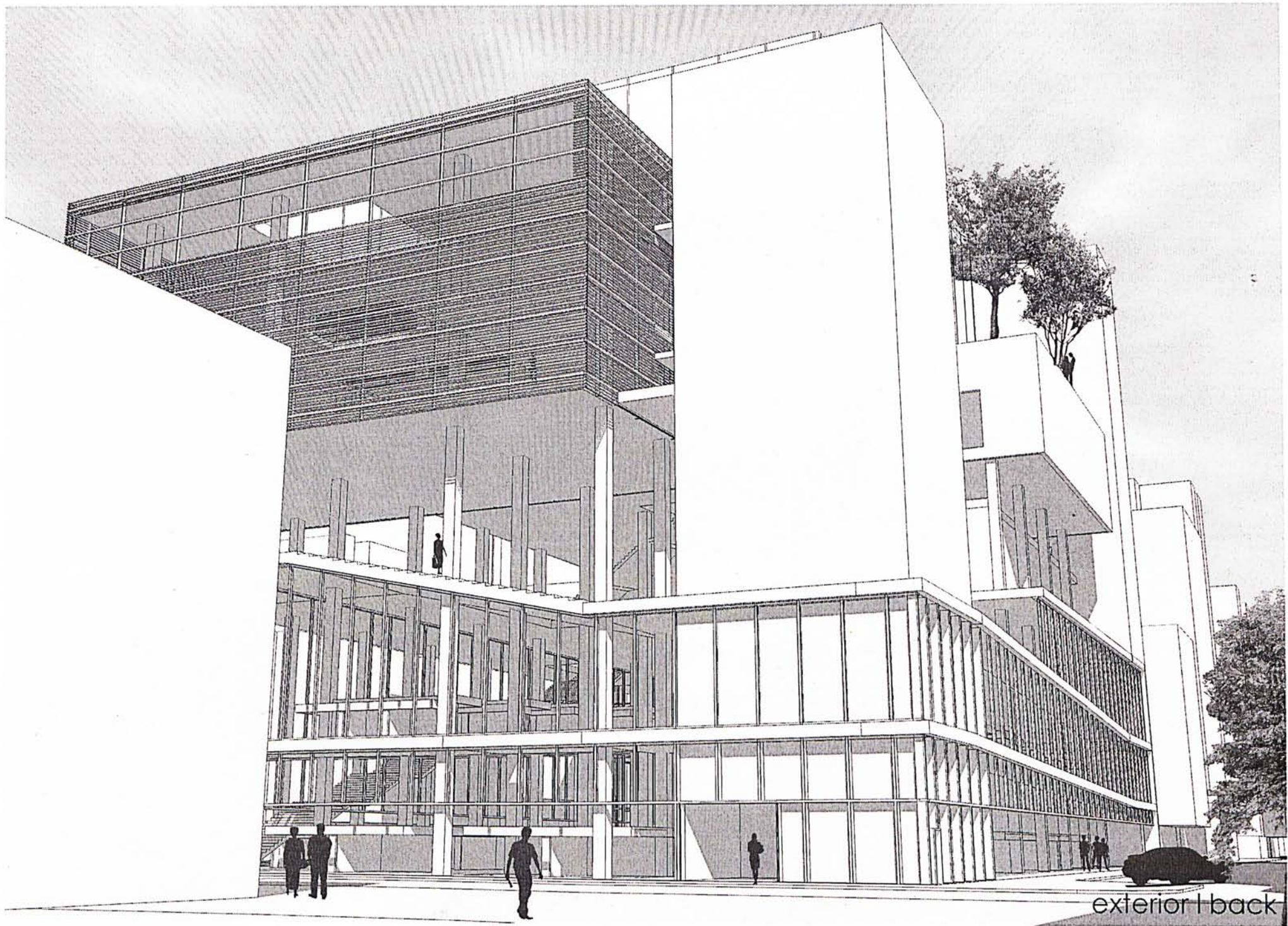


The Final Design

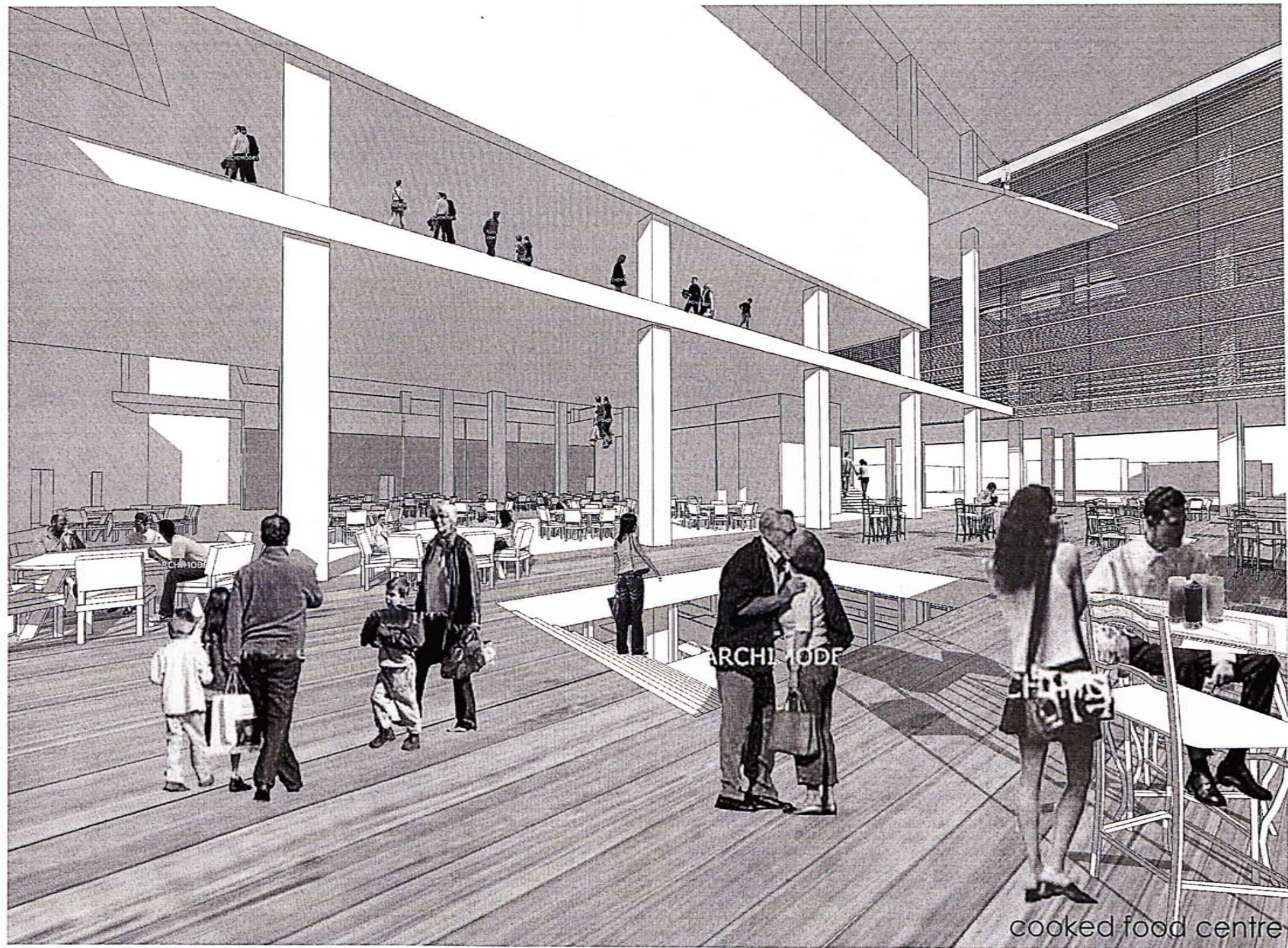
- > plans | sections | elevations
- > **perspective views**
- > presentation panel



exterior I front

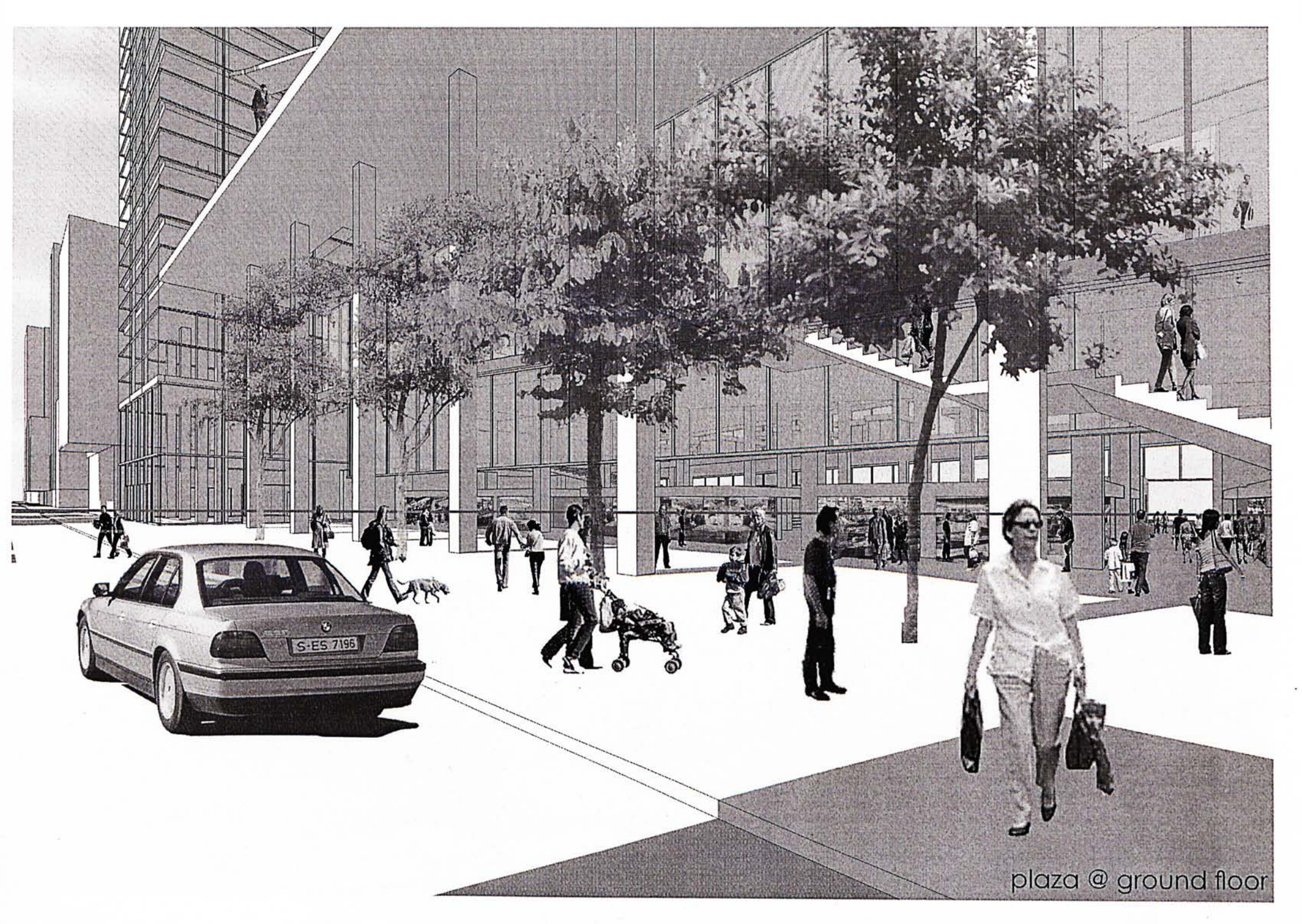


exterior | back



ARCHI. JODE

cooked food centre



plaza @ ground floor



park | children's play area

The Final Design

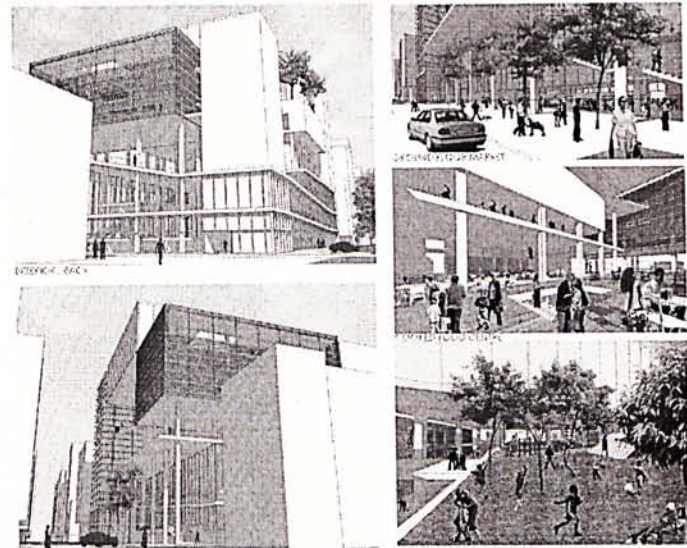
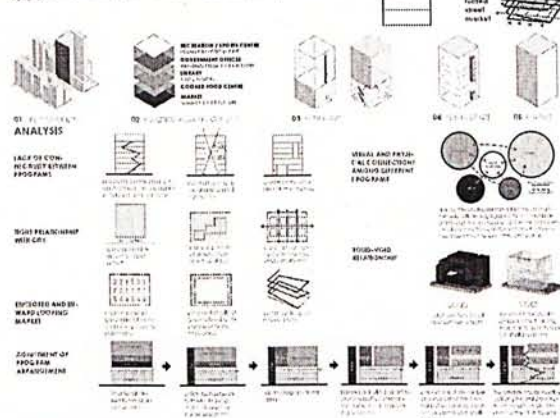
- > plans | sections | elevations
- > perspective views
- > **presentation panel**



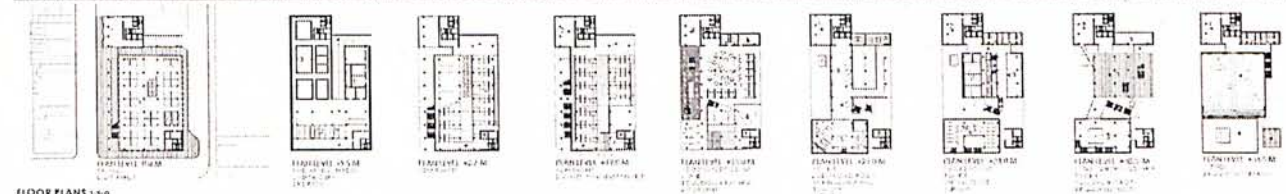
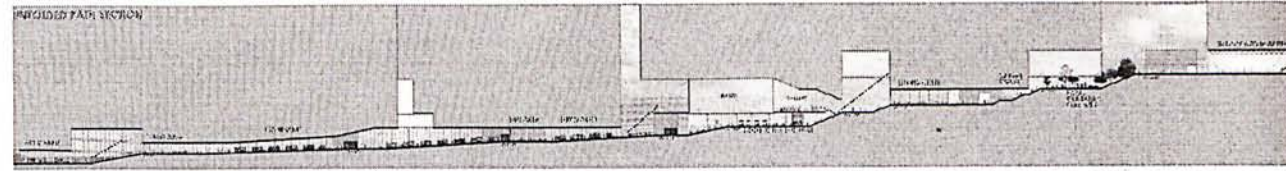
MUNICIPAL SERVICES COMPLEX

A CONTINUOUS TRAJECTORY AS CONNECTOR AMONG PROGRAMS

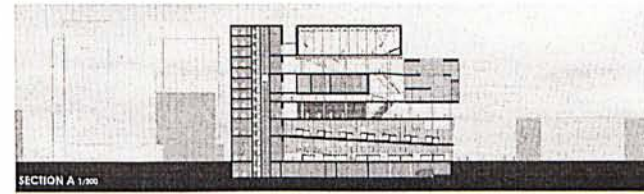
Connectivity between functions
Connectivity to the city
In-between spaces



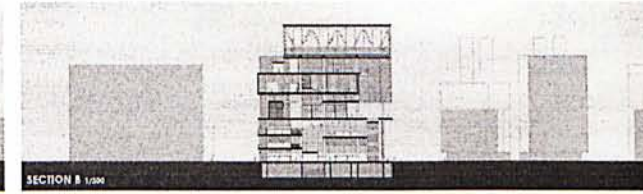
DESIGN STRATEGIES



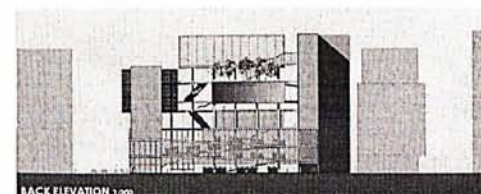
FLOOR PLANS 1:500



SECTION A 1:500



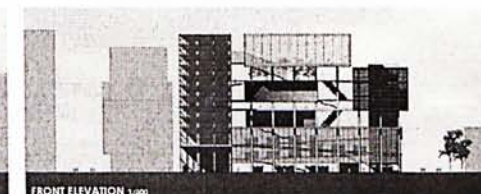
SECTION B 1:500



BACK ELEVATION 1:500



SIDE ELEVATION 1:500



FRONT ELEVATION 1:500

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